



**THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
MEETING
March 31, 2026**

[VIEW THE MEETING](#)

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

Welcome to Committee of the Whole meeting!

While the Council encourages in-person attendance, you may attend virtually by using the links in the top right corner.

WEST JORDAN PUBLIC MEETING RULES

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WORK SESSION 6:00 pm

1. CALL TO ORDER

2. DISCUSSION TOPICS

- a. Discussion on the Southwest Quadrant

3. ADMINISTRATIVE ITEMS

Topics not included on the agenda, brought up for discussion to address matters of importance or items needing prompt attention. Final action on these topics will not be taken at this meeting.

4. ADJOURN

Please note at the conclusion of this meeting, the Council will convene for its Regular Council meeting.

UPCOMING MEETINGS

- 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)
- Tuesday, May 5, 2026 – Special City Council Meeting (6:00p)
- Tuesday, May 12, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, May 26, 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 27, 2026 Cindy M. Quick, MMC, Council Office Clerk



REQUEST FOR COUNCIL ACTION

Action: Request Feedback from Council

Meeting Date Requested : 03/31/2026

Presenter: City Council

Deadline of item :

Applicant: Gardner/Ivory

Department Sponsor: Council Office

Agenda Type: DISCUSSION TOPICS

Presentation Time: 2 Hours

(Council may elect to provide more or less time)

1. AGENDA SUBJECT

Discussion on the Southwest Quadrant

2. EXECUTIVE SUMMARY

This is the sixth work session where the Council has discussed the Southwest Quadrant (SWQ) proposal. Over time, discussions have focused on several key questions, which are explained in more detail in the staff analysis below:

- Appropriate mix of residential and non-residential uses
- Maximum number of dwelling units
- Maximum average residential density
- Infrastructure demands, including availability and phasing (for example: avoiding the use of unused ERC capacity in undeveloped pods for areas currently being built)
- Location of residential development, including:
 - Focusing residential uses around 9000 South
 - Avoiding residential development west of Stokesley
 - Providing appropriate transitions from commercial areas to single family neighborhoods
- Definition of “High Tech Manufacturing”
- Clarification of what is meant by “all uses”
- Planning considerations for potential annexation west of the current city boundaries

The Council should continue to establish the project parameters while allowing reasonable flexibility within them. These details would be finalized in a future Master Development Agreement (MDA), as noted above, in the staff analysis below, and in prior Council meeting minutes.

3. TIME SENSITIVITY / URGENCY

There is no time sensitivity from the city perspective

4. FISCAL NOTE

There is no fiscal note at this time

5. PLANNING COMMISSION RECOMMENDATION

The item has not been to the Planning Commission at this time.

6. STAFF ANALYSIS

Staff and the applicant team have been working on the Southwest Quadrant project for a significant amount of time, prior to beginning the Jones Southwest Quadrant Plan we worked on the Wasatch Electric and Jones Landing North Master Development Plans, both of which also utilized the Southwest Quadrant Mixed Use Zone, and prior to utilizing the ordinance Planning Staff worked closely with Economic Development and business partners to draft the SWQ-MU zone with the goal of maximizing the impact and success of this quadrant of West Jordan.

Efforts to move forward in the MDP/MDA planning of this project to bring it to fruition have largely stalled as to yet we have been unable to agree on a broad framework for the development. Staff is hopeful that after the Committee of the Whole meeting there will be widespread understanding between all parties so that we may move this project forward, staff does anticipate additional meetings for Council feedback as we move this project forward.

Tonight, staff is seeking clarity on the following questions:

1. What is the Gross density unit count that the Council is willing to support for this project?
 - a. Staff's reading of the ordinance 13-5N-2 C is that the gross density per acre (of the residential portion of the development) shall be determined by the MDA.
 - b. Staff believes the intent of the ordinance was originally for the buffer residential to have a GROSS Density of no more than 5 DU/AC, while the ordinance allows portions of the development to have densities up to 40 DU/AC the overall density (calculated over the residential portion) should be 5 DU/AC (or whatever number the Council provides)
2. The applicant has provided a map that shows the split between residential and economic development portions of the property. Staff would like to confirm that this meets the Council's instruction to provide a 60/40 split to the land.
3. The applicant has provided a bubble map, is the Council comfortable with this bubble map serving as the framework for which we build the MDP/MDA upon? If not, what changes need to be made?
4. It is the intent of staff that any need for utilities and infrastructure be phased, does council approve of this proposed approach that each development pod provides the additional ERC capacity above what it is vested with in our master Plan?
 - a. E.g. A pod has 200 Vested ERCs, and proposes development of 350 ERCs. The additional 150 ERCs need to be new source, not borrowed from the vesting of other pods or acreages.
5. The future of the Battery Storage parcel?
 - a. It is the recommendation of staff that the future use of the battery storage area be for economic development purposes If at some point in the future, the applicant/owner wishes to change that use to residential, that should be an amendment left up to the Council at that time (e.g. we don't want to bind the hands of a future Council).
6. Rather than attempt to redefine the adopted definition for high tech and potentially cause unintended consequences by reducing the permitted uses in the ordinance, is the Council open to other Economic Development incentives that could attract wanted high tech industries to this area?

7. MAYOR RECOMMENDATION

8. COUNCIL STAFF ANALYSIS

Timeline & Background Information

This topic first came to the City Council on [April 22, 2025](#) and continued at the following work sessions; [November 18, 2025](#), [January 27, 2026](#), [February 10, 2026](#), and [March 10, 2026](#). The minutes for these meetings with the SWQ discussion highlighted in yellow are provided in the packet for your review.

A brief timeline from the minutes is included below:

At the April 22, 2025 meeting with the original proposal, Senior Planner Tayler Jensen presented a master bubble plan and open space plan submitted by Ivory Homes and Gardner Development for property in the Southwest Quadrant. Mr. Jensen asked the Council to consider the following questions:

- Are unit counts and densities appropriate
- Does the Council support 3 foot side yard setbacks
- Are 20 foot driveways appropriate
- Does the Council support the request from the applicant for internal and external ADUs in all developments or would they prefer to follow current ADU standards
- Feedback on Open Space Plan
- Feedback on proposed street standards/ROW

In the November 2025 meeting, Mr. Jensen noted that staff did not support industrial west of Stokesley. He stated that residential uses should buffer existing residential, and industrial should not be buffered with residential. Chair Whitelock expressed the opinion that more commercial was needed. Council Member Jacob mentioned that he did not support industrial west of Stokesley.

In January 2026, Mr. Romney showed an updated master bubble plan, with 479 acres of high-tech manufacturing (56% of total acreage). He said the proposed Master Plan would guarantee a minimum of 425 acres of high-tech manufacturing, leaving the option for a portion to return to residential someday. He emphasized that all the areas shown as high-tech manufacturing on the bubble plan were needed to reach the 56% target discussed at the previous meeting. Mr. Romney said the master plan would set the rules by which the zone would be enforced, with Council review and input for each phase or village plan.

At the February 2026 meeting, the minutes reflect that Council Member Shelton had a hard time envisioning high-end homes in the northwest corner of the Southwest Quadrant. He said he expected that Kennecott would end operations at some point in the future and open more land for residential. Council Member Shelton suggested the land currently available should be developed in a way that would provide natural flow to anticipated development in the future. Council Member Shelton said he considered battery storage to be a 20 to 40-year type of operation that could then transition to a different use. Council members seems to indicate that any use change, such as non-residential to residential, would need to appear before a future Council for a decision.

Further, the minutes reflect that Council Member Harris was unconvinced of the value of residential near Stokesly. Council Member Whitelock said she did not think most of the Southwest Quadrant should be residential, but said she believed it would make sense to have homes on both sides of 9000 South. Council Member Jacob said he wanted development of the Southwest Quadrant to be

intentional, and did not want to have just another industrial park. He said he believed other developments on the west side of U-111 had been well planned.

Community Development Director Scott Langford indicated that staff had put together questions for the Council based on what was currently known as of this meeting (February 2026). Senior Planner Tayler Jensen presented these questions:

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

In March 2026, the Council noted the following: Council Member Jacob desired a definition of “high-tech manufacturing.” He indicated 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.

Additional Information

It would be helpful for the Council to shape the parameters for the development such as the maximum number of units on residential uses, the average density on the residential land, as other questions asked by staff. Council members have also indicated a desire to maintain a 60%/40% ration on land use between non-residential uses (60%) and residential uses (40%).

There may be utility concerns as it is expected that Jordan Valley Water Conservancy is likely to allocate approx. 1.35 acre feet of water per 1 acre of land.

9. POSSIBLE COUNCIL ACTION

The Council may choose to:

1. Continue the item to a future Committee of the Whole meeting;
2. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
3. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

10. ATTACHMENTS



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, April 22, 2025 – 4:00 pm
Approved May 13, 2025
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Chad Lamb, Vice Chair Kayleen Whitelock, Bob Bedore, Kelvin Green, Zach Jacob, Kent Shelton

STAFF: Assistant City Attorney Chase Ames, Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Purchasing Manager Joe Bryant, Mayor Dirk Burton, City Attorney Josh Chandler, Budget & Management Analyst Becky Condie, Utilities Manager Greg Davenport, Economic Development Director David Dobbins, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Public Information Manager Marie Magers, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Buyer/Contracts Specialist Krista Smith, Administrative Services Director Danyce Steck

ABSENT: Council Member Pamela Bloom

Chair Lamb called the meeting to order at 4:00 pm, and noted Council Member Bloom was excused.

2. DISCUSSION TOPICS

a. *Discussion of recommended amendments to Title 3 – City Procurement*

Council Office Director Alan Anderson noted the Council previously discussed proposed amendments to Title 3 in Committee of the Whole and: requested that staff remove redundancies; supported dollar thresholds with an annual review; requested further discussion regarding pcards for the Council; and expressed a desire for budgeting software for financial management. Mr. Anderson said staff had worked through the requested changes and were present that evening to answer questions from the Council. City Attorney Josh Chandler pointed out a proposed change that should have been relined in the Council draft.

Council Member Green expressed the opinion that the proposed definition for “significant parcel” was too broad and he believed more discussion was needed for the sale of parcels when easements were involved. Council Member Shelton asked if any problem would be caused by the Council reviewing any property to be sold. Staff responded the down side would be administrative burden. Mr. Chandler said his office would be willing to prepare information on the issues to provide the Council with greater perspective. Council Member Green said he would be comfortable reverting to the \$100,000 value for a significant parcel and bringing the item back for discussion at a future meeting. Vice Chair

Whitelock would prefer the value to be set at \$50,000 until other issues were addressed. Council Member Jacob did not like having dollar amounts in Code and pointed out that values changed over time. Mr. Chandler suggested keeping the status quo was the safest process until issues were addressed. Council Member Shelton agreed with \$50,000.

Vice Chair Whitelock asked if the Passport Office should be included under disbursement. Mr. Chandler said his office would look at the suggestion. Council Member Green questioned the need for an effective date in the document, and Mr. Chandler said his office would consider the question.

Council Member Green suggested defining levels of expenditures to simplify the process. Mr. Chandler said the suggestion would be a substantial change from the current process and he did not want to further delay what was already proposed.

A majority of the Council appeared to support changing the value for a significant parcel to \$50,000. Chair Lamb directed the matter to be brought to a future Council meeting for action.

b. Discussion of the Southwest Quadrant Development Plan

Senior Planner Taylor Jensen presented a master bubble plan and open space plan submitted by Ivory Homes and Gardner Development for property along New Bingham Highway in the Southwest Quadrant. Mr. Jensen asked the Council to consider the following questions:

- Are unit counts and densities appropriate
- Does the Council support 3' side yard setbacks
- Are 20' driveways appropriate
- Applicant requesting internal and external ADUs in all developments. Does the Council support this or want to following ADU standards
- Feedback on Open Space Plan
- Feedback on proposed street standards/ROW

Mr. Jensen commented that staff would prefer to have development pods with defined density ranges and minimum and maximum unit counts. He pointed out side yards under 5 feet were not currently permitted in residential zones. Mr. Jensen said ADUs were currently not permitted in townhomes or stacked flats, and external ADUs were currently only allowed in R-1-10 or larger on lots at least 10,000 square feet in size. He suggested the applicant should clarify which type of park would be provided per pod. Mr. Jensen said staff recommended not approving any right-of-way (ROW) different from the City standard in the MDA/MDP.

Community Development Director Scott Langford appreciated the high-level questions. He was looking for sufficient detail to plan for utilities and other impacts to the community. He pointed out the Southwest Quadrant Zone was already adopted and codified by the City Council.

Council Member Green was concerned with water, he wanted to look at how much more water would be available from Jordan Valley Water Conservancy District. Council Member Green emphasized he wanted to consider what projects may not be possible in terms of water if the subject project were approved. He expressed the opinion that proposed unit counts and densities were not appropriate. Council Member Green said some time ago the Council designated and set the area on the west bank aside for a research park, and said he did not want the area to become twelve units per acre. He stated a 10,000 square-foot lot was medium density, not low density, according to the City General Plan. Council Member Bedore expressed agreement. Council Member Green said he would not support three-foot side yard setbacks, and would like one setback of at least ten feet. He said he would be willing to negotiate the front setback to less than 22 feet if driveways extended down the side yard toward the back. Council Member Green said he would like to see more clarity on the open space plan, and said he agreed with staff regarding street standards.

Ben Seastrand with Gardner Group said it was almost impossible to find the subject amount of acreage together to develop in Salt Lake County, and said the City had a unique opportunity. He said the applicant group wanted to be respectful of the surrounding areas, and said Gardner had worked hand in hand with Ivory. Mr. Seastrand said the plan presented was not complete, and said he was hoping for Council feedback. He said they were trying to have flexibility within the 4500-unit total. He said each project would have an MDA associated with it.

Mr. Jensen said staff felt there was too much variety to know how to plan. Council Member Jacob said the responsibility would be on the applicants to have the creative ideas and figure out how it could work. Mr. Jensen said he believed any of the problems could be solved with proper planning, but staff did not know how to start planning without sufficient information. Mr. Seastrand said with such a large area, the applicants wanted to set the framework with the City, and then develop and submit smaller subplans. He said he would be happy to incorporate any process the City had in place.

Vice Chair Whitelock said she appreciated Mr. Seastrand emphasizing that he understood the area was to be an economic area/job center, and said she appreciated the developer's desire to help with housing. However, she pointed out West Jordan already had a lot of entitled units. She said the plan was far too vague to even consider at that point. She said the primary reason she would not approve smaller roads was public safety and emergency vehicle access. Vice Chair Whitelock said she looked forward to working with the applicants and staff and coming up with a plan that could be amazing for West Jordan. She said her answer would be no to all of the questions posed by staff. Vice Chair Whitelock said she could consider the extended driveway idea suggested by Council Member Green.

Council Member Jacob said he did not mind what was presented as a concept plan, but said there were many things missing. He said he thought the applicants could get to the point Ivory got with Jones Ranch, with a cap on total units. Council Member Green said numbers would need to be nailed down enough to plan for water. Council Member Green said he would not want the applicants to return in 15 years saying they could not build

the commercial piece. He said he wanted to make sure the plan was consistent and comprehensive.

Mr. Seastrand explained the plan for Stokesley Road was determined by topography. Council Member Bedore said he wanted parameters, and did not want to grant the applicants a sandbox in which to play. Mr. Seastrand said he appreciated the feedback, and said he could go back to the drawing board for tighter parameters.

Brian Apsley with Ivory Homes said the peak high-tech manufacturing area in the Southwest Quadrant Zone included workforce housing. He said Ivory was building townhomes with ADUs on the east bench of Salt Lake that met all State Codes and requirements. He asked the Council to consider the goal of being able to provide additional options in 20 years when housing was even tighter. He mentioned that the option to build long driveways without garages would provide the possibility for property owners to add a garage later.

Community Development Director Scott Langford summarized the discussion as he understood it, with the Council wanting smaller, more tightly defined residential bubbles, similar to Jones Ranch. Mr. Seastrand confirmed the 4,500-unit cap would include the hi-tech manufacturing portion. Vice Chair Whitelock asked the applicants to follow current Code. Council Member Green said he could consider an exception to Code with more information. Council Member Shelton emphasized that density definitions should match City definitions.

Vice Chair Whitelock suggested the project come back to Committee of the Whole before going to the Planning Commission. Council Member Green suggested holding a town hall meeting in the subject area.

c. Discussion of The Healey Company Townhome Development Concept Plan

Senior Planner Tayler Jensen explained the Healey Company petitioned to build 30 townhomes on 1.47 acres at 8689 South 5600 West. He showed a concept plan, and asked if the Council would support amending the Future Land Use Map (FLUM) from Neighborhood Commercial to High Density Residential. He asked if the Council would support the proposed 30 units, asked if the Council would support an exception to the Balanced Housing Ordinance at the subject location, and asked how the Council would want the applicant to proceed.

Council Member Green said his answer would be no to all the questions asked by staff. He said the density was already established in the PC Zone. He questioned where water would come from for the 30 units, said he would not approve another development without sidewalks, pointed out the proposed development would not connect to the neighboring development, and expressed concern with the Arctic Circle parking lot being the only ingress and egress.

Council Member Jacob was comfortable with the proposed zoning and FLUM amendment, but believed the site plan would not work. Council Member Bedore agreed that the site plan was not right. Vice Chair Whitelock was not comfortable with residential sharing a

driveway with commercial. Chair Lamb pointed out the road next to Arctic Circle was an access road. Council Member Shelton suggested the high school should purchase the property.

Chair Lamb summarized that a majority of the Council did not think the concept plan would work. Jace Hardwood, Real Estate Broker with Granite Credit Union, described attempts and difficulties finding a use for the property. The Council discussed access challenges. Vice Chair Whitelock suggested the applicant work with Development Services.

d. Discussion of FY 2026 Annual Budget

Administrative Service Director Danyce Steck provided a high-level preview of the FY 2026 Mayor's Budget. She showed a comparison of 2024 property tax rates in 18 Utah cities (0.001378 in West Jordan). Ms. Steck and City Administrator Korban Lee said they appreciated that the City Council had implemented small regular property tax increases to at least keep up with inflation. Ms. Steck said the FY 2026 Mayor's Budget would include a proposed 2.0% property tax increase (based on a 2.12% inflation factor). She showed an estimated sales tax revenue of \$33.02 million for FY 2026, down from an estimated \$33.08 million in FY 2025. Ms. Steck said the transfer to the CIP Fund in FY2026 was expected to be much lower than in FY2025 (\$1,492,742 compared to \$6,248,561).

Ms. Steck showed the Consumer Price Index for the Mountain West Region since the beginning of 2020, and cost of living adjustments (COLAs) for West Jordan, URS, and Social Security since 2020. Responding to a question from the Council, Ms. Steck said she believed what the City was able to do with both market adjustments and COLAs together accomplished more in terms of employee retention and morale than what could be accomplished with only market adjustments. Ms. Steck showed a personnel cost increase of \$2,284,000 in FY 2026, with approximately 15% of the cost transferred to utility funds for administrative overhead, bringing the increase in line with the projected revenue increase of \$1,912,864. She showed estimated FY 2026 General Fund revenues and expenditures balanced at \$77.07 million each, and reported the City would have no General Fund debt in FY 2026.

Ms. Steck showed proposed or anticipated utility rate increases for FY 2026. Council Member Jacob asked what the City was going to do with regard to transportation utility fees now that the 2025 Legislative Session was over. Mayor Burton said he was waiting to see what other cities would do, and let the pressure go to them. Council Member Jacob said he would rather West Jordan lead out and show other cities how it should be done. Council Member Jacob spoke in favor of a street fee.

Ms. Steck thanked the Council for their time.

3. ADMINISTRATIVE ITEMS

City Administrator Korban Lee asked Council Members to consider signing a letter of support for the City's request for federal funding for a water infrastructure project. Staff reported the City was awarded \$150,000 by Wasatch Front Regional Council for the Jordan Valley Station Area Plan.

4. ADJOURN

Chair Lamb adjourned the meeting at 6:29 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 22, 2025. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 13th day of May 2025



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, November 18, 2025 – 4:00 pm
Approved December 2, 2025
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Kayleen Whitelock, Vice Chair Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton

STAFF: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, Economic Development Director David Dobbins, Assistant Planner Mark Forsythe, City Planner/Zoning Administrator Larry Gardner, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Community Development Director Scott Langford, Council Office Clerk Cindy Quick, Public Information Manager Marie Magers

Chair Whitelock called the meeting to order at 4:00 pm.

2. DISCUSSION TOPICS

a. Discussion Regarding Proposed Future Land Use Map Amendment and Rezone to Professional Office (P-O) for Approximately 86.14 Acres at 6170 West 7800 South to Support a Future HCA Hospital and Related Development

Senior Planner Tayler Jensen said the current Future Land Use Map (FLUM) attributed a number of future land uses to the subject property, including Open Space, Community Commercial, Medium Density Residential, and Low Density Residential. Current zoning for the property was A-20, with 20-acre minimum lot size on the Agricultural Use Table. Mr. Jensen presented a proposal to change the FLUM designation to Professional Office (P-O), and showed a concept plan for a freestanding HCA emergency room, with potential to add a full hospital in time. Mr. Jensen said a future application to rezone the parcel with the Interchange Overlay Zone (IOZ) was anticipated to allow for an eventual multi-family residential component.

Mr. Jensen asked if the Council would support a FLUM amendment and rezone to P-O, and asked what density range the Council would consider for a future IOZ rezone on the northern 40 acres.

Chair Whitelock asked if any Council Members were opposed to a FLUM amendment to P-O and received no response. Chair Whitelock asked if there were any objections to a rezone to P-O. Council Member Jacob asked if hospitals were permitted in any zone other than P-O, and Mr. Jensen responded that hospitals were also allowed in the Research

Business Park Zone. Council Member Jacob said he preferred to call a spade a spade, and expressed the opinion that a residential component should be zoned residential.

Community Development Director Scott Langford felt Council Member Jacob's comments were valid, and said the density range the Council was comfortable with would help determine the zoning tool used. City Planner/Zoning Administrator Larry Gardner commented that the IOZ was specifically written for the subject area, with design criteria tailored to the area. Council Member Shelton mentioned that he would prefer to use the IOZ for the project with that consideration. Mr. Jensen said staff had talked to HCA about applying the IOZ to the hospital component of the project as well as the residential.

Council Member Green asked if the IOZ could be imposed over the current A-20 Zone. Mr. Jensen noted that the A-20 would not allow HCA to get started on the freestanding emergency room and explained that HCA wanted to move quicker on the emergency room project than the IOZ could be prepared with the required MDA and MDP.

Council Member Green suggested changing the FLUM designation to residential for the north 40 acres so it was clear the land was intended to be residential, and changing the FLUM designation to P-O for the hospital portion, with the entire property rezoned P-O at the current stage. A majority of the Council indicated support.

Mr. Langford said a Medium-Density Residential FLUM designation was 5.1–10 units per acre, and a High-Density Residential designation was 10.1-75 units per acre. Council Member Green believed Medium-Density Residential would be more in line with what the City could provide in terms of utilities. Staff and the majority of Council indicated agreement. Council Member Shelton wanted to see higher density on the property. Chair Whitelock referenced a previous high-density project presented to the Council for which the City could not have provided necessary utilities. Mr. Langford believed it was good for developers to know what the Council was generally comfortable with but said he would not be surprised if a developer came up with a game plan to make bumping up the density possible.

Council Members expressed the opinion that higher density should be closer to the hospital and freeway. Council Member Jacob suggested a variety of housing types, with housing types similar to existing residential closer to neighboring developments.

b. Discussion of a Proposed Future Land Use Map Amendment for the Conceptual Morelia Plaza II Shopping Center

Associate Planner Mark Forsythe presented a petition from Erick Martinez requesting a FLUM amendment for a 3.36-acre parcel from Professional Office to Community Commercial, and a rezone from P-O to SC-1 (Neighborhood Shopping Center). He said the intention was to sell the vacant two-thirds of the subject property for development of a commercial shopping center. Mr. Forsythe explained that upon looking more at the narrative of the General Plan, staff believed the Neighborhood Commercial FLUM designation may match the area and what was desired more closely. He said the requested rezone to SC-1 had not changed.

Mr. Forsythe showed a concept plan. Responding to a question from Chair Whitelock, he said the applicant would need to obtain access to the existing private drive, and said the applicant had reached out to begin discussions regarding access. Council Member Green said he anticipated the existing neighborhood would be concerned with additional traffic going through the community. Council Member Shelton said he did not like the design of the drive-through because of potential for traffic to back up on 3380 West. Council Member Jacob commented that design details could be worked out later, and were not related to the requested rezone. Council Member Shelton said he was fine with the requested zoning, but not comfortable with the potential to block traffic.

Council Member Green suggested the developer meet with neighborhood residents regarding building placement to create the least amount of impact. Chair Whitelock asked why UDOT had not approved street access. Mr. Forsythe confirmed UDOT had refused access onto 7800, but said he did not know the reason.

Adrian Miranda, representing the development team, said his goal that evening was to see if the proposed project was something that West Jordan City would allow. He said he was aware of potential issues with the drive-through and access. Mr. Miranda said the development team had reached out to the neighborhood, and said he anticipated talks about private road easement and access would be resolved shortly.

Council Member Lamb questioned UDOT's refusal of access onto 7800 considering all the other businesses on 7800 with access. Mr. Miranda said the concept plan included with the petition for rezone was the first draft, and issues would be addressed with future applications.

Council Member Jacob was comfortable with the requested rezone, and believed the conceptual issues could be addressed by the Planning Commission. The Council unanimously indicated support for the requested rezone.

c. Discussion Regarding a Petition from Ross Dinsdale/Ivory Homes and Mark Murdoch/Gardner Development for a Future Land Use Map Amendment, Rezone to Southwest Quadrant Mixed Use, and Master Development Plan for 838 acres located at 7382 West New Bingham Highway

Senior Planner Tayler Jensen said there had been a lot of ongoing discussion between staff and applicants regarding a petition for a rezone of the Southwest Quadrant for Mixed Use. The petition was presented at a previous Committee of the Whole meeting and the Council suggested that not enough detail was provided. Mr. Jensen reported that he had more detail to provide.

Mr. Jensen noted that staff did not support industrial west of Stokesley. He stated that residential uses should buffer existing residential, and industrial should not be buffered with residential. Chair Whitelock expressed the opinion that more commercial was needed. Council Member Jacob mentioned that he did not support industrial west of Stokesley.

Mr. Jensen shared that the Southwest Quadrant was written for economic development with residential buffering, but they were seeing far too much residential and not enough economic development, with a large portion of the proposed industrial in a poor location. He believed there was a lot of variation between the various densities proposed within each pod and suggested defining a maximum density or maximum number of units per pod. Council Member Shelton felt that if the applicant wanted to include existing industrial toward the industrial count for the entire area, existing residential should be included in the residential count for the entire area. Council Members Green and Whitelock expressed agreement. Chair Whitelock felt that a count for how many residential units were planned was needed to ensure availability of utilities.

Chair Whitelock did not support the requested variance for driveways. Council Members Bloom and Green expressed agreement. Mr. Jensen said the applicant contacted him to clarify that standard 22-foot driveways were proposed, and the variance should have been removed from the document prior to submission.

Council Member Green expressed concern with the proposal for 5 units per acre on the 900 acres, for a total of 4,500 units, which was twice as dense as Jones Ranch. He did not believe the City had utilities available to support the density. Council Member Green wanted to know the true units per acre on residential property.

Chair Whitelock asked if the Council was comfortable if less than 50% of the area set aside for economic development was residential. She wanted the percentage higher. Council Member Shelton wanted the percentage closer to 60% industrial. Economic Development Director David Dobbins agreed the southern portion would be a better spot for commercial, and felt at least half, if not 60%, should be commercial. Mr. Dobbins added that a strong housing component was also important.

Chair Whitelock commented that she did not think the Council was opposed to housing in the area, but did not like where it was proposed, and wanted more commercial/industrial than housing. She summarized that the Council liked 60%, and did not want the industrial included in the residential acreage unit count.

Mr. Jensen explained staff concerns regarding proposed side setbacks under five feet for primary dwellings, and repeated that staff did not support driveway setbacks under 22 feet. He noted that staff did not believe enough detail had been provided to approve reduced setbacks, as it was unclear how reduced setbacks would be used to develop. He emphasized that an Adequate Public Facilities (APF) review needed to be completed for the project, and pointed out that trails should be 12 feet, and additional trail corridors should be included along major corridors.

Council Member Green spoke of the finite amount of water in Utah and the number of already entitled residential units in West Jordan. He asked how many units could be built in the Southwest Quadrant considering the finite resources available. Chair Whitelock mentioned the economic impact. Council Member Jacob commented that the Southwest Quadrant was basically the last of the undeveloped land, and Council Member Green pointed out that resources for redevelopment also needed to be considered. Council

Member Green expressed the opinion that the Council needed to start deciding where they wanted to dedicate water, and how much they were willing to dedicate.

Utilities Manager Greg Davenport said the applicant and City staff recognized that the proposal included more density than had been anticipated for the area and understood something would need to be done. He commented that APF studies were expensive and believed the applicant had hoped for feedback from the Council regarding what they would be comfortable with before focusing funds on the necessary studies. Mr. Davenport pointed out that the applicant was aware there were many hurdles ahead of them. Council Member Jacob said the applicant was looking for the Council to say what they would tolerate with land use and density if utilities were not an issue.

Chair Whitelock believed when the Council said yes to one thing, they were saying no to another when it came to utilities. She was not near saying yes to the proposal as it stood. Chair Whitelock mentioned that previous development proposals presented to the Council provided significantly more detail before the Council was asked to say yes, and stated more detail was needed for a good vote.

Mr. Jensen noted it would be helpful to know appropriate numbers for land uses. Chair Whitelock said she would be okay with industrial as a buffer between the trail and New Bingham Highway. Council Members Shelton, Green, and Bloom expressed agreement. Council Member Shelton wanted something like the research park at the University of Utah.

A majority of the Council supported 60% of the project to remain commercial/industrial and did not support counting the industrial acreage toward residential calculations. Council Members requested the applicant bring back a maximum unit count for each residential pod.

Council Member Bloom believed not enough detail had been provided to give direction on setbacks. Chair Whitelock voiced concern with the setbacks proposed. Mr. Gardner suggested the Council could include setbacks in the master development agreement and not push the decision off to the Planning Commission. Council Member Jacob wanted to see a more detailed plan in order to give his direction on setbacks.

Ross Dinsdale with Ivory Homes pointed out that all of the Council's questions would be answered. He emphasized the proposal was a zone request and the applicant needed a direction from the Council to move forward. They wanted to work with the City and be good partners. Mr. Dinsdale did not view the particular concerns expressed by the Council as issues that would keep the project from moving forward.

Mark Murdoch with Gardner Development stated that the development team understood funding issues related to a water tank, and they were working with City staff and with the County and State to help make it happen. Mr. Murdoch mentioned the current housing crisis had prompted them to propose as many units as they had but were open to tweaking the number of units.

Tom Romney with Focus Consulting commented that the subject area had multiple property owners and the project involved multiple developers. He said the Southwest Quadrant required a master development plan, and the first need was to determine zoning. Mr. Romney felt high tech was the key to the zone and would rather rezone the entire piece together than cut it up and piecemeal the project, which would make regional planning more difficult. Mr. Murdoch divulged the desire was to include both industrial and residential in the project.

Mr. Romney emphasized the need to work together quickly to master plan the project to function as a whole. He did not think the development team would be opposed to the suggested 60% commercial/industrial. Mr. Murdoch thanked the Council for pushing the Wasatch Electric project through, and reported the project was almost complete. Regarding the location suggested for residential, Max Muller with Gardner Group said there was not infrastructure to put homes there in the next decade, but the development team did have a user ready to come in and use the land for the type of economic development for which the area was intended (battery project). He said the requested zoning would leave the option open for possible residential in the area. Chair Whitelock emphasized the Council wanted residential, not industrial in that specific area. She said she understood the City may need to wait for it, but stated that once land was gone it was gone. Chair Whitelock emphasized that the Council expressed a preference for industrial use east and West of Stokesly's and below the trail rather than residential use and emphasized a need for the highest and best use of the remaining undeveloped land. Mr. Muller said he understood.

Mr. Dinsdale commented that if they could get the zoning in place for the property, they could control the buffering. He said there would be locations with industrial on one side and residential on the other. Mr. Dinsdale spoke of planning roads, trails and open space between the two types of uses. He said some flexibility was built into the proposed master development agreement to be able to accommodate different users.

Council Member Green said the City had experience when developers claimed an intention to develop an area one way, and years later came back and said what they were able to develop had changed. He did not want to turn down the high-tech user wanting to use the space but also wanted to consider the ripple effect over the next 20-30 years. Mike Jones said Kennecott put a solar farm west of the subject property and did not understand why a battery project could not be adjacent in the northwest corner. He declared that he would not allow the battery project next to U-111, but in the northwest corner the battery project would be able to use the Kennecott transmission lines.

Mr. Romney said they planned to comply with the 22-foot driveway standard. He explained that the proposed off-set side yard setbacks (3 feet on one side of a unit and 7 feet on the other side) would provide more flexibility and usable space for the homeowner. Chair Whitelock asked for photographic examples to be sent to the Council. Mr. Romney spoke of Eagle Mountain, which he said did not have enough residential to support the commercial and industrial growth. The desire was to create flexibility and the development team would come back for further discussion.

d. Discussion of the Transportation Impact Fee Study

Administrative Services Director Danyce Steck reported that the Council previously asked staff to bring back a comparison by city of total impact fees by project type and size. She said such a comparison was a challenge because of different ways cities calculated impact fees, and said staff prepared a comparison of the road impact fee.

Ms. Steck presented the following staff recommendations:

- Assign restaurants to the commercial retail fee structure
- Discount the study-supported fee by 25% (removing the buy-in component)
- Pursue other funding sources to make up the gap (legislature, developer agreement, etc.)
- Consider increasing the fee annually by 5-10% per year until next study update

The Council and staff reviewed a comparison of total road impact fees in seven cities for a restaurant project (7,500 square feet), an office project (30,000 square feet), and a discount warehouse retail project (150,000 square feet). The proposed discounted road impact fee for West Jordan for the restaurant project would be the third highest, after Herriman and South Jordan. West Jordan would have the highest road impact fee in the office project scenario, and the third highest in the retail project comparison.

Ms. Steck presented a chart with proposed transportation impact fees by land use group: Industrial; Residential; Lodging; Institutional; Medical; Office; and Commercial (including restaurants). Council Member Bloom asked if the jump in price would affect which businesses would come to West Jordan. Mr. Dobbins did not think it would. He said he had discussed the possible change with representatives of the potential hospital project, and they seemed fine with the proposal.

Council Member Jacob said a 25% discount from the study-supported fee seemed arbitrary. Ms. Steck said it could be arbitrary, and it was typical for councils to identify a priority and what they could do to accomplish it. Council Member Jacob commented that developers would not know that the impact fee charged by the City was discounted. Staff responded developers could look at the impact fee study if they wanted.

Chair Whitelock asked if any members of the Council were opposed to what was presented, and received no response. Ms. Steck said she would bring the information back to the December 2, 2025 Council meeting for action.

e. Discussion regarding Issuing a Request for Proposal (RFP) for a Housing and Land Use Study

Chair Whitelock reported attending a class in which a presentation was made about commissioning a study of what percentage of housing and commercial was needed to sustain a city long-term. She asked if the Council was interested in commissioning such a study to learn the right ratios for long-term balance in West Jordan City. Council Member Green mentioned that the General Plan should be updated to keep it current, and support knowing where the City was, and where they wanted to be. He spoke of the Balanced Housing Ordinance noting that a study would provide the type of data needed to help drive development decisions.

Mr. Langford emphasized said the Council made decisions that shaped the future of the City and that data from a study would be helpful for a General Plan update, and when considering development plans. Council Member Jacob expressed concern that the study results would not match what any of the Council members had in mind, yet the Council would feel bound by what the study said. Council Members Green, Bloom, and Whitelock did not agree. Council Member Green explained that it would not be a legally binding study. Council Member Bloom believed a study would not take away the Council's flexibility, it was up to the Council to use the study or not.

Council Member Lamb questioned the cost of the study. Chair Whitelock responded it would be \$50,000-\$150,000. Council Member Lamb expressed the opinion they already had data, and questioned whether the study was really necessary. Council Member Bedore asked if the City needed the information, and asked if staff could provide the same information.

City Administrator Korban Lee referencing the earlier discussion about the Southwest Quadrant said some big assumptions were made. Mr. Lee believed a study would help inform discussions and decisions about economic development, land use, and impacts. While some of the information was available, the City did not have an analyst on staff. Council Member Jacob would like an RFP to go out to see what the options were. Council Members Bedore, Bloom, Green, and Shelton indicated support for releasing an RFP.

3. ADMINISTRATIVE ITEMS

Chair Whitelock asked Council if they would support staff preparing a financial report form for the Historical Society similar to the one created for the Arts Council. Council Members Green, Shelton, Whitelock, Bloom, and Bedore indicated support.

4. ADJOURN

Chair Whitelock adjourned the meeting at 6:10 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on November 18, 2025. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 2nd day of December 2025



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, January 27, 2026 – 4:00 pm
Approved February 10, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Bob Bedore, Vice Chair Jessica Wignall, Annette Harris, Zach Jacob, 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, Economic Development Director David Dobbins, Civil Litigator Attorney Paul Dodd, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Community Development Director Scott Langford, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Police Chief Jeremy Robertson

Chair Bedore called the meeting to order at 4:00 pm, and noted that Chad Lamb was excused.

2. DISCUSSION TOPICS

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

Senior Planner Tayler Jensen said staff received direction from the Council in November 2025 concerning the Southwest Quadrant. He said the applicant had revised the proposed bubble plan based on direction received, but portions of the bubble plan did not comply, so staff had not reviewed or provided comment on the new plan. Mr. Jensen said staff would review the applicant's proposal based on feedback received that evening.

Thomas Romney with Focus Consulting, representing the applicant, said there were three different property owners involved, and Gardner Development and Ivory Development had decided to work together on the project. He said they had worked on putting a master plan and development agreement together for the entire area for three years.

Mr. Romney showed a master bubble plan, with 479 acres of high-tech manufacturing (56% of total acreage). He said the proposed Master Plan would guarantee a minimum of 425 acres of high-tech manufacturing, leaving the option for a portion to return to residential someday. He emphasized that all the areas shown as high-tech manufacturing on the bubble plan were needed to reach the 56% target discussed at the previous meeting. Mr. Romney said the master plan would set the rules by which the zone would be enforced, with Council review and input for each phase or village plan.

Mr. Romney said there was a battery storage user wanting to move forward with development of the northwest corner of the project. He said one of the City's goals for the Southwest Quadrant was mixed-use, and said the applicant was trying to create a work/live environment with three residential neighborhoods. One neighborhood would be a mix of apartment and townhome high-density single family (max 30 units per acre), one neighborhood would be a townhome mix of medium-density single family (max 15 units per acre), and one would be low-density single family (max 5 units per acre). He said the project would not be deed restricted.

Mr. Romney showed proposed open space and trail plans. Responding to a question from Vice Chair Wignall concerning interest in the high-tech manufacturing space, Mark Murdoch said Wasatch Electric had already moved in, and the developer knew of at least two more interested users.

Council Member Whitelock said the previous Council had set the area aside to be a high-paying job center, not necessarily a housing center. She clarified that following Council approval of a master development plan, individual village plans would be reviewed by the Planning Commission, not the Council. Responding to a question from Council Member Harris, Council Member Whitelock confirmed the previous Council had wanted residential in the form of workforce housing west of Stokely in the "foothills."

Mr. Romney commented that the area was a future water zone, and residential development in the area would be quite some time out. He spoke of placement of manufacturing in terms of topography and access. Mr. Romney said the battery storage user would bring a massive investment to West Jordan. Council Member Jacob suggested the City define "high-tech manufacturing." Mr. Jensen said the Southwest Quadrant Zone included a subzone for residential, and a subzone that included high-tech manufacturing.

Teresa Foxley, Chief of Staff for rPlus Energies, said rPlus Energies was the proponent behind the battery storage use. She said battery storage had become a commercially viable way to capture energy and release it when needed. Ms. Foxley said the proposed development would involve a \$550 million investment in the City. The proposed location was adjacent to an existing Rio Tinto solar farm. She said rPlus would be able to utilize some of the existing transmission corridor, and said they had a commercial agreement with the property owner of the proposed location. She said rPlus would not have the type of infrastructure and water needs that residential development would have to be successful. Ms. Foxley said the expectation would be for the batteries to last fifteen plus years as an investment. She said the project would be anticipated to last 20-25 years in the initial term. If the property were no longer used for battery storage, it could be converted to another use. Mr. Romney said the development agreement would include a process to convert the property to a different use.

Council Member Whitelock asked if there were any potential health issues involved with battery storage. Ms. Foxley said noise was associated with energized systems. She said safety would be a concern, and access would need to be controlled. Council Member Jacob said he believed the proposed property was a good location for the use. Council Member

Whitelock expressed the opinion that residents would not want to live next to a battery farm.

Ms. Foxley said rPlus would work with the City on a decommissioning plan for disposal of the batteries. She said rPlus had initiated conversations with the Fire Chief, and would expect to work with the Fire Department on emergency response plans. Responding to a question from Council Member Whitelock, Ms. Foxley said rPlus would expect to partner with the Fire Department and help pay for what was needed. She said the battery packs were roughly the size of a shipping container. Council Member Whitelock asked about potential for groundwater contamination. Ms. Foxley said the units were fully contained, and would each be placed on a concrete pad to prevent risk of groundwater contamination. She said rPlus would work with the City to ensure compliance with all Federal, State, and City Codes.

Mr. Romney asked for feedback from the Council. He said the typical side yard setback for higher-density single family residential in West Jordan was 5 feet, for a total of 10 feet between units. Mr. Romney said the applicant requested the flexibility to have 7 feet on one side and three feet on the other, with the same distance of 10 feet between units. Council Member Shelton said he liked the idea of 7 and 3, because the larger side yard would be more useful.

Council Member Jacob said the Southwest Quadrant Zone did not include a high-tech manufacturing use table, and manufacturing general was a permitted use. He said the MDA would need to include a definition of high-tech manufacturing. Council Member Jacob said the uses that had been mentioned were not high-tech manufacturing. Mr. Romney said he was unable to disclose all potential users at that point. Mr. Romney said he had learned from experience that being too specific could kill a project. He said the applicant wanted there to be high-tech manufacturing in the Southwest Quadrant. Chair Bedore pointed out the Council could only consider information they were given. Mr. Romney said Wasatch Electric was a good example of high-tech manufacturing. Council Member Jacob commented that manufacturing general was already permitted in the zone, and repeated his request for a definition of high-tech manufacturing in the agreement.

Council Members Shelton, Wignall, Bedore, and Jacob indicated they would be fine with the proposal moving forward with a definition for high-tech manufacturing. Council Member Whitelock said she did not think a battery farm would bring in the desired volume of jobs, and did not think it was what the Council had envisioned for the area. Council Member Shelton said he believed the economic impact of the battery farm on the City would be massive. Council Member Whitelock responded if something went wrong, the impact could also be massive. She said she would be fine with the battery farm moving to the south. Council Member Shelton said he would also prefer a location to the south for the battery farm, but would not want to kill the deal. Council Member Jacob pointed out both locations discussed would be future residential. Council Member Shelton commented that west of the railroad tracks was high intensity use.

Mr. Jensen asked if the Council wanted a use table with a definition of high-tech manufacturing. Council Member Jacob said he would want a use table that was not too specific.

b. Discussion of Proposed Rezone for the Barber Estates Development, Located at 7401 South 5490 West

Senior Planner Tayler Jensen said the proposed Barber Estates rezone had been scheduled on a Planning Commission agenda earlier in January, but was removed and brought to the Committee of the Whole following townhall meetings. Mr. Jensen showed the subject property on a map, currently zoned RR-1D and designated Very Low Density Residential on the Land Use Map. The applicant proposed a rezone to R-1-9, which was allowed in the current Land Use Map designation. Mr. Jensen said if the project moved forward, staff recommended a development agreement that clarified:

1. the developer was responsible for the right-of-way dedication along 5490 West;
2. an access onto 5490 West was required for fire response and in compliance with City development standards.

Council Member Jacob expressed concern that dedicating frontage of the subject property as public would create a little public road island. Mr. Jensen explained that:

3. the developer would be responsible for construction of public improvements along 5490 West;
4. construction of 5490 would be from curb to curb, and the east side would need a sidewalk and park strip; the west side may be constructed just to the curb; and property on the east side was dedicated by prior development;
5. property needed to build the west side to the curb would require additional property acquisition;
6. 5490 West was not included in the City's impact fee calculations, and the Master Plan considered the road to be a development project improvement, not a system improvement;
7. protection strips were not allowed;
8. if rezone was approved, a maximum number of dwelling units (DU) should be included.

Council Member Jacob said he did not remember ever doing a development agreement on a Euclidean zone. Mr. Langford said it was uncommon, but the State had changed some of the regulations with the Land Use, Development, and Management Act (LUDMA). He said the City had done a development agreement for a little infill subdivision involving infrastructure issues. Mr. Langford said the development agreement was a tool the Council could use in extenuating circumstances. Council Member Jacob suggested there were issues brought up in the townhall meeting that could be addressed in the development agreement, including requiring larger setbacks behind the homes adjacent to existing animal properties. Council Member Jacob said he would be comfortable approving the proposal if the development agreement included all issues discussed.

Council Member Whitelock said concern was expressed at the townhall meeting related to setting a precedent with the R-1-9 Zone that would be used by other property owners in the area to justify additional rezone requests to R-1-9. She said another concern expressed related to people living on a private road they did not own. Council Member Whitelock said her big concern related to leaving an island of RR-1D adjacent to the proposed project. She said she was not interested in having yet another driveway access on the collector street.

Council Member Whitelock said she was told at the townhall meeting that the developer would meet with neighboring residents to try to come to an agreement, but had learned such a meeting had not happened. Adam Anderson with Anderson Development said he had taken the feedback from the townhall meeting back to his team and tried to make the plan better. Mr. Anderson said Council Member Whitelock had suggested that he bring the changes back to the Committee of the Whole, which he had done. Council Member Whitelock agreed she had made the suggestion.

Mr. Anderson said he believed the concern for an island could be addressed with an easement for future access at the south entrance of the proposed project. The Council and staff discussed potential scenarios for the neighboring Barber property not included in the proposed project. Council Member Shelton said he could support the easement idea.

Council Member Whitelock asked the setback difference between the R-1-9 and R-1-12 Zones. Mr. Jensen said the difference was five feet in the front setback, and corrected himself a few minutes later explaining that the difference was in the width of the lots. The required driveway length was the same for both zones. Mr. Jensen said the staff preference would be to have R-1-10 or R-1-12 along the east property line, transitioning to R-1-10 or R-1-9 internally in the project. Council Member Whitelock said she did not love the proposed project and the precedent of R-1-9 that would be set. She expressed interest in what the applicant would do with R-1-10. Council Member Whitelock said she agreed with the suggestion that backyard setbacks should be bigger along the east boundary.

Mr. Anderson asked if the Council would be interested in gross density similar to Bella Estates (2.1-2.4 units per acre). He said he was not trying to promote high density, and would be willing to cap the overall density. Mr. Anderson said he believed the R-1-10 or R-1-12 Zones could be acceptable.

Council Member Whitelock said she would agree to R-1-12 and the road easement. Council Members Jacob and Bedore said they would agree to R-1-10 with a development agreement. All six members of the Council indicated support for R-1-12 and a development agreement.

c. Discussion of West Jordan City Code – Title 4, Chapter 2, Article H – Massage

Senior Assistant City Attorney Patrick Boice noted that the Council had previously discussed different articles of Title 4, Chapter 2. Mr. Boice showed multiple recent news articles about human trafficking and prostitution in massage parlors around the State, and said a recent study estimated Utah had seen a 10% increase in illicit massage businesses

statewide, with roughly 150 such locations currently operating. He explained that HB 278 would require all massage businesses to register through a Utah government licensing website, and require business owners and employees to undergo background checks. Mr. Boice said West Jordan had experienced the same problems seen around the State.

Mr. Boice said current West Jordan Code Title 4, Chapter 2, Article H (Massage Establishments) used definitions that were out of date and no longer found in State Code, provided no licensing exception for medical or home occupation practice, and did not fully address new licensing and premise registration implemented by the State. He presented proposed changes that would:

- a. allow exemptions for other licensed professionals (doctors, chiropractors, etc.);
- b. prohibit “unlawful conduct” and “unprofessional conduct”;
- c. require proper licensing of individual massage providers;
- d. require proper licensing of massage establishment;
- e. require display of licenses from the State;
- f. two-year restriction on an establishment going back in at the same site of a previous revocation;
- g. limited business hours;
- h. prohibit opaque window coverings.

Council Member Jacob asked if “opaque window coverings” was defined, and Mr. Jensen said the term was not defined. Council Member Jacob suggested a definition was needed. Chair Bedore asked about the limited business hours. Council Member Whitelock said the Council had previously discussed 6 am to 10 pm, and representatives of local massage businesses had indicated support. Council Member Whitelock suggested adding “that prohibit visibility inside establishment” should be added to “prohibit opaque window coverings.”

Members of the Council unanimously indicated support for putting proposed language for Article H on a future Council meeting agenda.

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

Senior Assistant City Attorney Patrick Boice said the agenda packet included two draft codes for Title 6, Chapter 6D, Section 11 (Sale of Animals), with Option 1 mirroring Sandy City Code as discussed by the Council at a previous meeting. He gave an example of a spectrum from ‘prohibited’ to ‘unrestrained,’ with ‘regulated’ in the middle, and said Option 1 was at the prohibitive end, Option 2 was in the middle of the spectrum, and existing City Code fell between regulated and unrestrained.

Animal Service Manager Dan Eatchel said the goal was to make some impact. He said Option 2 would require a USDA license for breeders with five or more breeding females, and most animals coming into the City were already coming from USDA licensed breeders, so there would not be a lot of impact on the City. He explained that a USDA license only required minimum standards. Officer Eatchel said his hope was to move more toward Option 1.

Vice Chair Wignall asked if there were any puppy mills in West Jordan. Officer Eatchel said he was not aware of a situation that would meet the definition of having five or more breeding females, and there were no breeders currently in West Jordan with a USDA license. Vice Chair Wignall asked if conditions were monitored and inspected. Officer Eatchel responded the USDA was supposed to carry out inspections to ensure minimum standards were met. Mr. Boice said the USDA was not aware of, and did not inspect, situations that did not require a USDA license. Vice Chair Wignall said she was against unethical breeding.

Mr. Boice said the USDA did not govern animal sales in commercial parking lots, and suggested the Council consider private sales in their discussions. He asked how involved the Council wanted the City to be in the transactions. Mr. Boice said there were individuals in the City who were passionate about their breeding programs.

David May, representing a West Jordan pet store, said the pet store only sold USDA puppies. He texted a question from Council Member Jacob to the pet store owner, and reported the store sold 10-12 puppies per week, receiving complaints about one in every seventy-five or so. He said the pet store provided a 12-year guarantee on their pets. Vice Chair Wignall asked if the seller vetted individuals purchasing animals. Mr. May said he could find out.

Barbara Riddle, President and CEO of ChamberWest, said from a business perspective, the Puppy Store was a respected business. She said she had owned a lot of puppies in her life; some purchased and some obtained from rescue facilities. Ms. Riddle said she visited the Puppy Store and fell in love with a puppy she adopted, and her experience was professional and caring. She said the proposed drafts and Council discussion felt like a solution looking for a problem, and said it was good for people to have options.

Chair Bedore said he had taken his children to visit the Puppy Store several times, but stopped after negative experiences involving upset individuals, sick dogs, and poor customer service. He said the experiences had left a bad impression. Chair Bedore acknowledged the customer service issues may have been improved, and said his vote on the issue would not be influenced by personal experience. He said he wanted to make sure the City was doing what was best to protect animals. Mr. Riddle asked the Council to be cautious, and said she would not want the Code to over-regulate.

Council Member Shelton said he purchased a dog from a home breeder, and the dog died of cancer at seven years old. He said he did not blame the home breeder for the illness. Council Member Shelton said he met a representative of the National Humane Society at a Utah League of Cities and Towns (ULCT) meeting, and the representative suggested a prohibition on pet stores would be a negative for animal welfare because there were no regulations on home breeders. The representative suggested regulations were helpful, and provided some stability for animals. Council Member Shelton said he was in favor of leaving the Code as it was.

Officer Eatchel expressed the opinion that Option 2 would be better than doing nothing. Vice Chair Wignall said she was in favor of ensuring animals were treated well, not laying

in their feces all day and contained in cages for breeding purposes. Council Member Jacob asked if the existing store would be grandfathered under current regulations if new code was passed. Mr. Boice said he was not sure the existing store would be grandfathered since it was not a zoning issue. Staff said it would probably be possible for the existing store to be grandfathered if that was the Council's intention.

Council Member Whitelock said she recently visited the Puppy Store, and the associate she talked to was very nice. She said the associate showed her genealogy and breeder information provided with a purchase, but said she was cautioned that breeders did not always respond to buyer attempts to make contact. Council Member Whitelock said the store smelled and looked clean.

Mr. Boice summarized that Option 1, similar to Sandy City Code, was more prohibitive and included regulations on the purchase of turtles. Option 2 would require USDA paperwork and appropriate dog sourcing. Current Code addressed rabbits and fowl, but did not address dogs. With Option 2, a puppy store would not be able to source dogs from a backyard breeder.

Council Member Whitelock said she did not want to put more regulations in place. She said it bothered her more to see animals sold in the parking lot at Sam's Club. Council Member Shelton said he agreed that parking lot breeders were more of an issue. Council Member Whitelock said she did not think the Puppy Store would still be in business if they had a lot of problems.

Council Member Jacob said he would be in favor of requiring reporting, as a small step. Mr. Boice said staff could draft something in between current Code and Option 2. Vice Chair Wignall asked if stores could be required to post where puppies were from prior to purchase. Chair Bedore said he liked the suggestion. Council Member Whitelock said she was not in favor of the USDA license requirement currently in Option 2. Mr. Boice said he would research options, and bring the topic back to the Committee of the Whole.

e. Presentation and Discussion by Members of Salt Lake County Council

Salt Lake County Council Chair Aimee Winder Newton and At-Large County Council Member Laurie Stringham gave a presentation explaining the history, purpose, structure, and funding for County programs and services. County services included: criminal justice/public safety; elections; Health Department; aging and adult services; behavioral health; culture and the arts; conventions and tourism; regional parks and recreation; library services; and property tax administration. Chair Newton explained the County budget, and said 74% of the County's General Fund was allocated to public safety. She gave an update on jail facilities. Council Member Stringham emphasized the benefits of tourism tax revenue. Chair Newton answered questions about funding for a recreation center on the west side of West Jordan. Council Member Stringham asked to see the recreation facility plans, and spoke of the potential for revenue to offset costs. The City Council thanked the Council Members for the update.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

The meeting adjourned at 6:31 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on January 27, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 10th day of February 2026



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

1. CALL TO ORDER

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

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Policy Analyst & Public Liaison Warren Hallmark, City Recorder Tangee Sloan, Administrative Services Director Danyce Steck, City Planner/Zoning Administrator Larry Gardner, Community Development Director Scott Langford, Senior Planner Tayler Jensen

2. DISCUSSION TOPICS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

d. Legislative Update

Adam Gardiner provided an update on the current Legislative Session.

e. Tour of West Jordan Justice Court

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

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

The meeting adjourned after the Justice Court tour.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on February 10, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

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

Approved this 10th day of March 2026



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

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

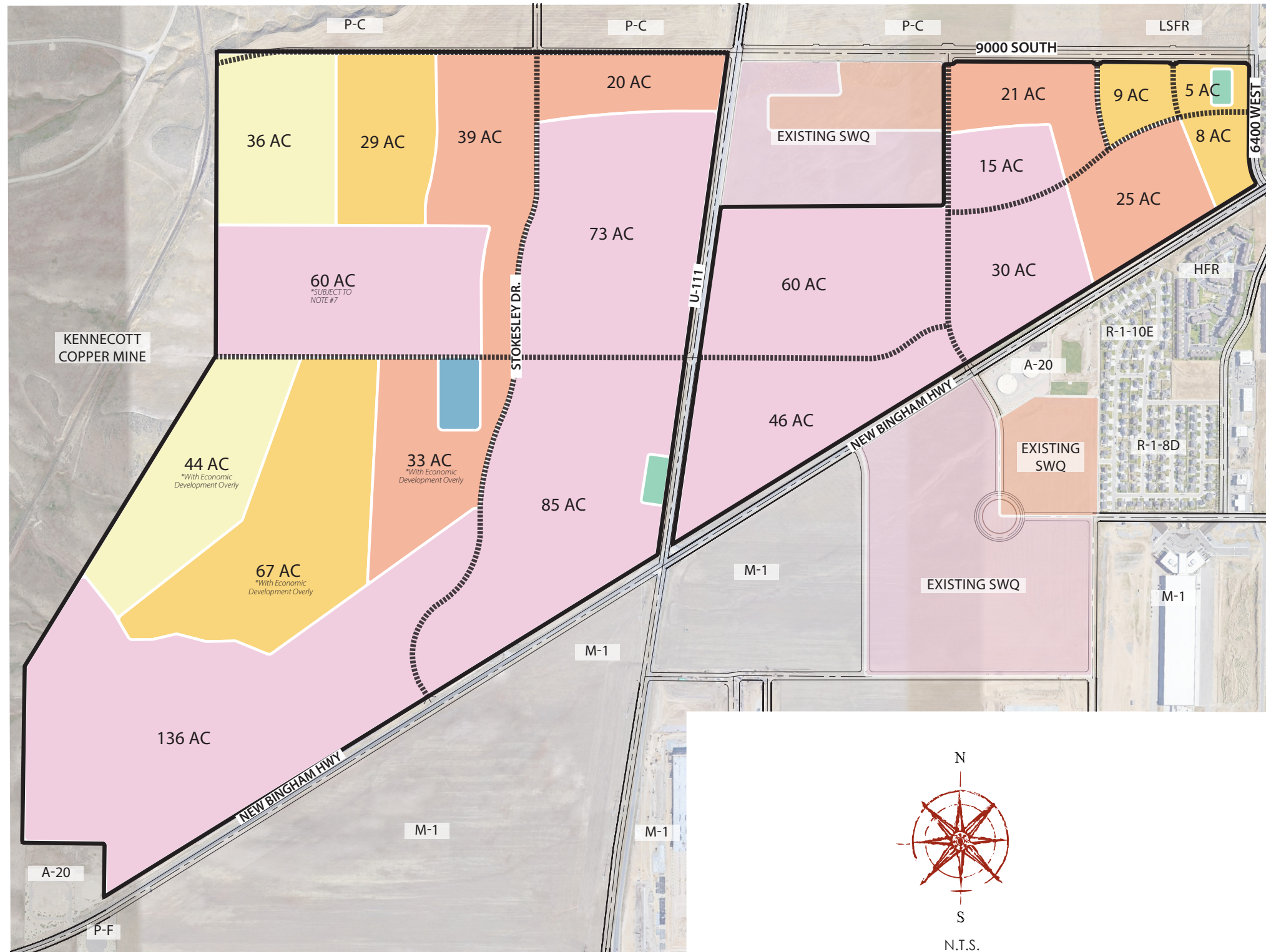
The meeting adjourned at 6:11 pm.

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 24th day of March 2026

MASTER BUBBLE PLAN



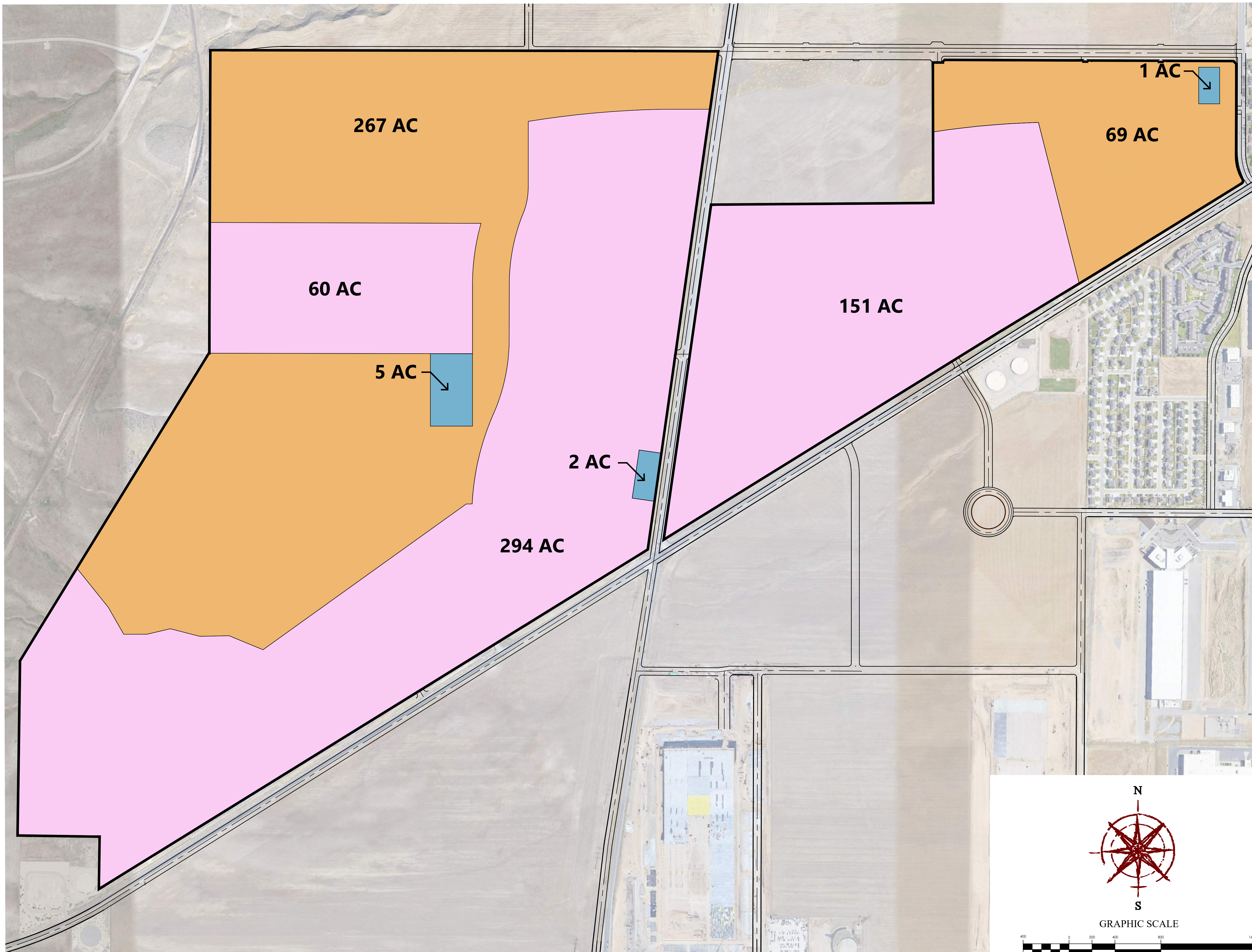
Tabulations

TOTAL ACREAGE	849 ACRES
TOTAL ECONOMIC DEVELOPMENT ACREAGE	505 ACRES (60%)
TOTAL RESIDENTIAL ACREAGE	336 ACRES (40%)
TOTAL RESIDENTIAL DENSITY	11.7 DU/AC
MAX. ALLOWABLE RESIDENTIAL UNITS	3,930 UNITS

LEGEND	ACREAGE
ECONOMIC DEVELOPMENT <small>required 425 acres minimum</small>	505 AC
PUBLIC FACILITIES	5 AC
REGIONAL PONDS	3 AC
RESIDENTIAL 1: (5 DU/AC MAX. DENSITY) <small>low density; med. density -single-family</small>	80 AC
RESIDENTIAL 2: (15 DU/AC MAX. DENSITY) <small>med. density; high density -single-family and multi-family</small>	119 AC
RESIDENTIAL 3-MIXED USE: (30 DU/AC MAX. DENSITY) <small>high density; very high density -multi-family, commercial</small>	137 AC

Notes

1. Residential land uses are split into 3 sub-area types. Residential 1, Residential 2 and Residential 3. See more details in the legend above. Each residential sub-area allows for a variety of housing types that are in line with the allowable density for specific sub-area type. For detailed examples and regulations for each sub-area see pages 14-22 in the MDP.
2. Areas, locations, and densities of all uses are subject to minor adjustments of up to 10%, within the bounds of the listed minimum and maximum acreages. These changes will be approved with the sub-area plan submittal.
3. A minimum of 20% of the total residential area will be designated as open space. Refer to pages 32-35 of the Master Development Plan for additional details regarding open space areas.
4. Public facilities and institutional uses to be allowed in economic development, and residential zones, with final locations to be determined at preliminary plat.
5. ERCs may be transferred between bubbles within the Master Development Plan. Any ERCs not utilized in one area may be reallocated to another area.
6. Mixed- (COMU) shall be affixed to an area within the SWQ economic development or residential land use designation through preliminary site plan or preliminary subdivision approval, follow all provisions of Title 13 and Title 14, and based on the approved MDP and MDA.
7. Hi-tech manufacturing/employment (HTME) uses shall be affixed to an area within the SWQ Economic Development land use designation through preliminary site plan or preliminary subdivision approval, follow all provisions of Title 13 and Title 14, and based on the approved MDP and MDA.

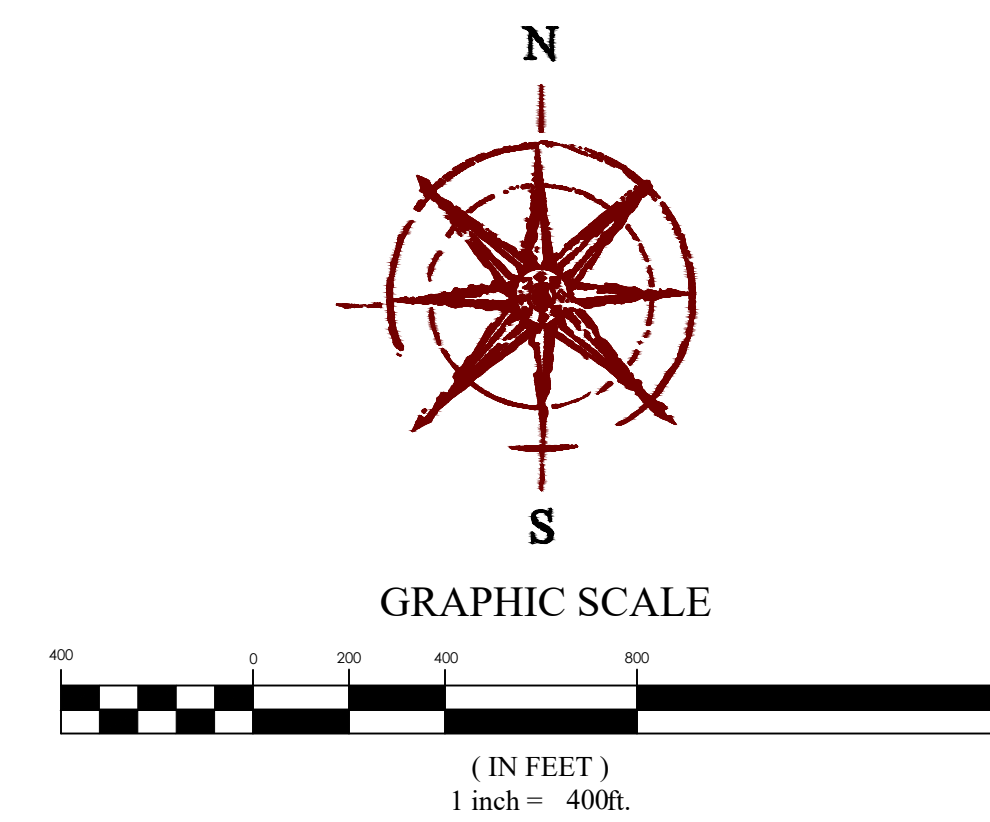


LAND USE SUMMARY

LEGEND	ACREAGE
ECONOMIC DEVELOPMENT	505 AC (60%)
RESIDENTIAL	336 AC (40%)

PUBLIC FACILITIES SUMMARY

LEGEND	ACREAGE
PUBLIC FACILITIES	8 AC



JONES SOUTHWEST QUADRANT 60/40 MAP

WEST JORDAN CITY, UTAH COUNTY
 3/19/2026
 24-0078

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm it's accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

OPEN SPACE & TRAILS

Jones Southwest Quadrant will feature a trail system designed to connect residents to open spaces, parks, manufacturing, business park, and commercial areas within the development to encourage recreation and active transportation in safe and accessible areas. **Trails will also be incorporated into the residential pods to provide direct, convenient access to the larger trail network and recreational amenities.** Final trail locations to be determined at preliminary.

Open space in Jones Southwest Quadrant will be strategically placed to maximize residents' opportunities for recreation and active transportation. It will help buffer more intense uses and connect different areas of the development.

Barney's Wash will be enhanced and contribute to the overall open space requirements for the development with percentages varying per city use code. All requirements will be met with open space locations, park sizes, and amenities to be determined at preliminary.

A minimum of 20% open space will be maintained on either side of U-111 to ensure balanced land use and access to open space, amenities, and recreation.

Open space is based on an overall project-wide basis. Milestone 1: 50% of the required open space will be improved as 50% of the lots are improved; milestone 2: 100% of the required open space will be improved as 70% of the lots are improved.

City Code Requirements:

- Residential - 20% open space (approx. 70 ac.)
- Commercial and Mixed-Use - 15% landscaping
- Industrial - 10% landscaping

