



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, March 31, 2026 – 6:00 PM
Approved April 28, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

- COUNCIL:** Chair Bob Bedore, Vice Chair Jessica Wignall, Council Member Annette Harris, Council Member Chad Lamb, Council Member Kent Shelton, Council Member Kayleen Whitelock
- STAFF:** Council Office Director Alan Anderson, City Attorney Josh Chandler, Utilities Manager Greg Davenport, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick

Chair Bedore called the meeting to order at 6:00 pm and noted that Council Member Jacob was absent and Council Member Wignall would join shortly.

2. DISCUSSION TOPICS

a. Discussion on the Southwest Quadrant

Chair Bedore opened the discussion by stating the purpose was to refine the vision for the Southwest Quadrant and ensure alignment among Council, staff, and the development team. The meeting followed a structured format with presentations from the development team and City staff, followed by Council questions and discussion.

Developer Presentation

Representatives from the development team, including Luke Burbank and Jeff Heaton, presented a vision centered on creating a mixed-use “work, live, play” environment. The proposal emphasized advanced manufacturing, technology, and research and development uses designed to attract high-quality employers. They noted that successful projects in the region are driven by job creation, long-term economic value, and the ability to compete with other developments along the Wasatch Front.

The developers highlighted several key factors necessary to achieve this vision. These included proximity to a qualified workforce, particularly access to institutions such as Salt Lake Community College, as well as strong transportation connections and sufficient utility infrastructure. They emphasized that modern high-tech users require significantly more utility capacity than in the past, and communities that proactively plan for these needs are more competitive. Flexibility in zoning and development standards was also identified as critical to adapting to market demands.

Conceptual plans were presented to illustrate a cohesive, master-planned development with integrated open space, trails, and amenities. The development team proposed a

general land use framework of approximately 60% economic development uses and 40% residential, with residential densities around 11 dwelling units per acre. They noted that this mix would help support workforce needs while creating an attractive environment for employers.

City Staff Presentation

City staff, including Senior Planner Tayler Jensen, Economic Development Director Jim Grover, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, and Community Development Director Scott Langford provided background on the policy framework and economic development tools applicable to the area. The Southwest Quadrant is located within an established Economic Development Area (EDA), which was originally created to promote job creation, attract high-paying industries, and strengthen the City's tax base. Staff noted that the General Plan and existing zoning framework are aligned with these goals, with residential uses intended primarily to serve as a buffer and support the workforce.

Staff also explained that the EDA can be used as a tool to incentivize desired development through mechanisms such as tax increment financing or other agreements. They emphasized that any incentives would require Council approval and coordination with other taxing entities. In addition, staff highlighted infrastructure considerations, noting that water, sewer, and transportation systems have limitations and would likely need to be expanded incrementally as development occurs. A phased approach tied to development demand and developer contributions was recommended.

Council Discussion and Questions

Council discussion focused on land use ratios, residential density, infrastructure capacity, and implementation strategies. Regarding the appropriate land use mix (residential vs. non-residential) Chair Bedore noted that a 60/40 split had been discussed previously and expressed concern about changing direction late in the process, indicating support for maintaining that ratio. Council Member Lamb supported the 60/40 concept. He did not believe increasing the non-residential percentage would necessarily attract more industrial users. Council Member Whitelock expressed a preference for a higher non-residential percentage (e.g., 70/30), emphasizing the importance of job-generating uses and noting that residential development can increase service demands. Council Member Shelton indicated he would be more comfortable with a 70/30 split but acknowledged the need to balance flexibility. Vice Chair Wignall did not have concerns with 60/40 and recognized ongoing housing demand. Council Member Harris also indicated support for the 60/40 framework.

Overall, a majority of Council Members supported maintaining at least 60% non-residential uses, with openness to higher percentages depending on development outcomes.

Council Member Whitelock and Shelton expressed concerns with the proposed 11 units per acre, citing infrastructure limitations, including water, roads, and transit access. Vice Chair Wignall was comfortable with the proposed density and even slightly higher densities if appropriately designed. Council Member Harris supported the 11 units per

acre density, particularly with a mix of housing types. Council Member Lamb and Chair Bedore felt that 11 units per acre was a reasonable maximum. Council Member Shelton believed the reduction to approximately 3,745 units was a step in the right direction but remained concerned about infrastructure impacts. Discussion also included whether to cap total unit counts versus density to incentivize industrial development, with interest expressed in further exploring a total unit cap.

Regarding infrastructure and utilities being concerns amongst the council, Council Member Whitelock felt it was important not to overcommit existing water resources. She requested a phased approach to ensure future capacity is not used prematurely. Council Member Shelton raised concerns about traffic impacts, particularly related to limited roadway access and strain on arterial roads. Chair Bedore echoed concerns about traffic, specifically referencing impacts to 9000 South and limited connectivity within the project area. Council Member Lamb understood concerns regarding infrastructure but believed development should still move forward, noting similar concerns have existed in other areas of the City. Vice Chair Wignall referenced regional transit considerations and noted that transit expansion typically follows development demand.

Chair Bedore and Council Member Harris expressed interest in prioritizing high-tech and employment-focused uses as an economic development strategy. Council Member Shelton asked whether stricter zoning definitions could limit the ability to attract desirable projects and supported finding a balance between flexibility and intent. Council Member Whitelock questioned whether certain uses, such as wholesale or warehouse uses, aligned with the City's goals and expressed interest in prioritizing higher-value industries.

Council Members generally supported using incentive tools, such as the EDA, alongside zoning to attract targeted development.

Regarding the questions of development design and site planning, Chair Bedore and Council Member Harris responded positively to the concept of blending residential and employment uses to create an integrated environment. Council Member Shelton questioned preserving the "null" and expressed interest in maintaining higher-quality residential opportunities where feasible. Vice Chair Wignall emphasized the importance of maintaining a variety of housing types and avoiding overconcentration of higher-density housing.

Regarding zoning and permitted uses, Chair Bedore suggested prioritizing high-tech and employment uses while allowing flexibility for other uses to be considered by the Council. Council Member Whitelock advocated for removing or limiting lower-value uses that may not align with economic development goals. Council Member Harris did not identify specific uses of concern but supported further refinement. Council Member Shelton supported a balanced approach that maintains both clear expectations and flexibility. Staff was directed to further evaluate and refine the use table and return with recommendations.

Council also responded positively to the overall design concept presented by the

developers. The idea of a cohesive, master-planned area with integrated amenities, open space, and walkability was viewed favorably.

Overall, while perspectives varied, Council Members generally worked toward defining parameters that maintain flexibility while prioritizing economic development, addressing infrastructure constraints, and supporting a cohesive, high-quality development outcome.

Direction to Staff

Council Members asked staff to move forward with drafting development parameters that reflect the discussion including clear “guardrails” for the project while allowing flexibility for future refinement. Direction included:

- Maintain a minimum of 60% non-residential (economic development) uses
- Allow up to 40% residential uses, with a maximum density of approximately 11 units per acre
- Ensure flexibility for a mix of housing types and site-specific planning
- Refine the permitted use table to better align with economic development goals
- Explore incentive-based strategies, including use of the EDA, to attract targeted industries
- Plan for phased infrastructure improvements tied to development timing and capacity
- Incorporate phased infrastructure planning and incentive strategies to support a cohesive, competitive mixed-use employment center

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

The meeting adjourned at 8:37 pm

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on March 31, 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 28th day of April 2026