



Minutes of the City of West Jordan
Committee of the Whole
Tuesday, April 28, 2026 – 5:00 pm
Approved May 26, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

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

Staff: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, City Attorney Josh Chandler, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, Public Services Director Cory Fralick, Public Information Manager Marie Magers, Fire Chief Derek Maxfield, Senior Planner Ray McCandless, Police Chief Jeremy Robertson, Deputy City Recorder Alexandra Sanchez, Economic Development Director Jim Grover

Chair Bedore called the meeting to order at 5:00 pm.

2. Discussion Topics

a. Discussion of Rezone and Future Land Use Amendment for Property Located at Approximately 4622 West 7800 South

Margaret Hyatt with Legend Commercial, co-owner of the subject property, said the property consisted of three lots. She explained the request to rezone the property from Commercial Manufacture to Commercial General, and amend the Future Land Use Map (FLUM) designation from Research Park to Community Commercial. Ms. Hyatt said all three lots were already stubbed for water and sewer, and said the impact of the requested change would be negligible. She said the intention was to develop a bank, restaurants and typical retail.

Ms. Hyatt said Legend Commercial was currently under contract with Alta Bank for the project, but Bank Use was not a permitted use under the current zoning. She said the intention was to request a minor subdivision and create four lots out of the combined space. Ms. Hyatt said her family had owned the property for many years, and showed a concept site plan. She said she believed having the bank at the location would generate more activity for the site.

Chair Bedore asked Ms. Hyatt if potential future expansion of 7800 South had been considered. Ms. Hyatt said she had not considered the possibility, and said she supposed such expansion would result in the loss of some parking spaces.

Responding to a question from Chair Bedore, all members of the Council indicated support for the project moving forward.

b. Presentation on Jordan Valley Water Conservation District Water Availability Report and West Jordan Drought Management Plan

Public Utilities Director Greg Davenport reported the Jordan Valley Water Conservancy District (JVWCD) had declared Level 2 drought conditions, and asked the City to conserve 10% of the water West Jordan would normally purchase from JVWCD. Use of more water than the 10% reduction could result in a higher surcharge. Mr. Davenport recommended the Mayor and Council consider declaring the same drought level as JVWCD.

Mr. Davenport said one way residential customers could reduce consumption by the requested 10% would be to postpone watering lawns until May 15, and end secondary water use on September 15. Another option would be to water one day per week less than in a typical year. He encouraged leaving grass a little taller. Mr. Davenport explained that Level 2 drought conditions meant mandatory reductions for City government, schools, and golf courses. He said the Parks Department would conserve by watering one day less per week. Responding to a question from Council Member Whitelock, Mr. Davenport said staff would reach out to the School District after the Council adopted a response to the report.

Council Member Jacob explained details of the contract between JVWCD and West Jordan City. Mr. Davenport said West Jordan used 111% of the contract amount in 2025. He said JVWCD planned to advertise on television, radio, and social media, asking customers to conserve by not watering before May 15 or after September 15. Mr. Davenport said he believed residents would respond to the need to conserve.

Council Member Shelton said he believed the value was in the messaging, and asked if there was really any value in adopting a response. Mr. Davenport said he believed adoption was part of the message. Council Member Whitelock added that adoption would make it possible for staff to contact the School District. Council Member Jacob said not adopting a response might give the perception that the City did not acknowledge the problem. Council Office Direction Alan Anderson suggested the Council and Mayor adopt a water shortage response with a joint resolution during the Council meeting later that evening. A majority of the Council indicated support for moving forward as suggested.

c. Discussion of Proposed West Jordan Anti-Idling Ordinance

Council Member Jacob said he frequently observed idling vehicles at gas stations. He said many cities along the Wasatch Front had anti-idling ordinances with a two-minute idling standard. He expressed a desire to put an ordinance in place in West Jordan to encourage residents to not idle. Council Member Whitelock commented that Salt Lake County had an anti-idling ordinance, and Police Chief Robertson said his department generally did not enforce County ordinances.

Chair Bedore said an anti-idling ordinance sounded similar to a dog poop ordinance, with residents calling Code Enforcement on their neighbors. He said he would not want such an ordinance to be used by residents to continue petty arguments. Council Member Shelton commented that police officers often needed to idle police vehicles for good reason. He asked if officers would be willing to ticket someone for idling a vehicle if they did the same. Chief Robertson said officers would enforce Code when possible, and would be able to explain any exceptions to Code. Chief Robertson said his only concern related to staffing and time, and said

officers on shift may not be able to respond to a complaint call quickly enough to ticket an idling vehicle.

Council Member Whitelock expressed hesitation with adding another layer of law that would really not be enforced, and said she believed a lack of enforcement made residents mad at the Police Department. Council Member Shelton suggested an education effort without enforcement.

Council Member Lamb said he knew vehicles were idled but had not heard of any complaints to the City about idling, and said he did not think action by the Council was needed. Council Members Shelton, Jacob, and Harris said they believed idling was a problem in West Jordan. Council Member Whitelock said she did not think the proposed ordinance would cause a change.

Council Office Director Alan Anderson said Ogden City had an Idle-Free February campaign to educate and raise awareness. Council Member Harris said she philosophically believed in adopting an ordinance for something that could make the City better, and said she believed idling damaged air quality and was not necessary. She suggested an ordinance would send a message.

Council Member Shelton said he was in favor of the messaging but would not want to place additional strain on the Police Department. Council Member Jacob said having an ordinance would not change all behavior, but might result in a change from some drivers. Council Member Shelton said he was not in favor of making idling an infractionable offense given Chief Robertson's concerns. He said he suspected the Police Department would get complaint calls if the ordinance were in place.

Vice Chair Wignall suggested putting education information on the City website. Council Member Lamb said he would support something like Ogden's Idle-Free February. Council Member Whitelock suggested the Council include funds in the budget for an education campaign. Council Member Jacob suggested a non-enforceable resolution with an "Idle-Free Winter" campaign (January – March). Council Member Lamb suggested strategic timing.

3. Administrative Items

None

4. Adjourn

The meeting adjourned at 6:00 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on April 28, 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 26th day of May 2026