Minutes of the City of West Jordan
City Council Meeting
Tuesday, June 09, 2026 – 7:00 pm
Approved June 23, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

Council: Chair Bob Bedore, Acting Chair Jessica Wignall, Annette Harris, Zach Jacob, Chad Lamb (absent), 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, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, Assistant Planner Mark Forsythe, Public Services Director Cory Fralick, Assistant City Administrator Paul Jerome, Public Information Manager Marie Magers, City Administrator Korban Lee, Fire Chief Derek Maxfield, Senior Planner Ray McCandless, Council Office Clerk Cindy Quick, Police Chief Jeremy Robertson, Policy Analyst Walter Schmidt, Administrative Services Director Danyce Steck

Acting Chair Wignall called the meeting to order at 7:00 pm. She noted that Council Members Bedore and Whitelock participated remotely, Council Member Lamb was excused, and Council Member Shelton would join later in the evening.

2. Pledge of Allegiance

Walter Schmidt led participants in the Pledge of Allegiance.

3. Special Recognition

a. Introduction of the 2026 Western Stampede Royalty

Jenn Mayne, Western Stampede Royalty Chair, introduced the 2026 Western Stampede Royalty: Addie Bowler, Rodeo Queen; Riley Vorhees, First Attendant; and Janna Johnson, Second Attendant. The Council expressed congratulations and took the opportunity for a photograph.

b. Recognizing the West Jordan High School Track & Field Team for Their State Championship

Coach Tayler Thompson recognized the West Jordan High School Track & Field Team for winning the State Championship. The Council congratulated the team and took the opportunity for a photograph.

4. Council & Mayor Reports

a. City Council Reports

None

b. Mayor's Report

Mayor Burton spoke of doing a ride along with the Police Department, and commended West Jordan Police Officers for how they handled situations. The Mayor reported on recent events in the community, and reported that Jordan Landing was ranked as the #1 retail destination in Salt Lake County based on 2025 foot traffic data. Mayor Burton said City offices would be closed on Monday, June 15 in observance of Juneteenth.

c. City Administrator's Report

Public Works Director Brian Clegg provided an update on the 1300 West widening project, and said the project would hopefully be completed in Spring of 2027. Public Services Director Cory Fralick reported on installation of soccer mini-pitch fields, and provided an update on improvements at Ron Wood Park.

5. Public Comment

Acting Chair Wignall opened public comment at 7:20 pm.

Comments:
Ryan Wilkinson spoke of previous interactions with Council Member Jacob.

Acting Chair Wignall closed public comment at 7:24 pm.

6. Public Hearings

a. Resolution No. 26-032 Requesting a Fee Waiver in the Amount of $450 for Six Dumpsters for a Neighborhood Cleanup Day

Jared Palms said the Westin 10th Ward did a cleanup event twice a year to help the many senior citizens in the neighborhood. He said dumpsters were essential to the cleanup effort, and requested a fee waiver in the amount of $450 for six dumpsters.

Acting Chair Wignall opened the meeting for public comment at 7:26 pm.

Comments:
None

Acting Chair Wignall closed public comment at 7:26 pm.

Council Member Harris asked when the event was planned. Mr. Palms said the cleanup was planned for the coming Saturday, and described where the neighborhood was located.

MOTION: Council Member Jacob moved to APPROVE Resolution No. 26-032 Requesting a Fee Waiver in the Amount of $450 for Six Dumpsters for a Neighborhood Cleanup Day.
Acting Chair Wignall seconded the motion.

The vote was recorded as follows:

YES: **Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Kayleen Whitelock**

NO:

ABSENT: **Chad Lamb, Kent Shelton**

The motion passed 5-0.

b. Petition from Dale Bennett for the Sugar Factory on the Creek Development of 1.78 Acres Located at 1790 West Sugar Factory Road

- **Ordinance No. 26-29 Preliminary Development Plan/Agreement**
- **Ordinance No. 26-30 Rezone to CC-R Zone (City Center-Residential)**

Brandon Wixom, representing the applicant, thanked staff for time spent reviewing the proposed project over the past year. He said Sugar Factory on the Creek would be a community of 23 thoughtfully designed fee simple townhomes in a walkable setting next to West Jordan City Center. He said the area was ideal for walkable residential development, and said the proposed rezone would allow the underutilized property to become productive while remaining consistent with the City's long-term vision of the area. Mr. Wixom showed a site plan and plans for open space amenities, townhome elevations, pedestrian enhancements, parking, fencing and walls, and lighting plans. He said the proposed plan had been through extensive review by staff, the Design Review Committee, the Planning Commission, and neighboring property owners, with feedback incorporated throughout the process. Mr. Wixom requested approval of the Development Plan/Agreement and proposed rezone to the CC-R Zone.

Responding to a question from Council Member Jacob, Mr. Wixom said Bingham Creek at that location was usually a low, meandering creek. Council Member Jacob said the landscaping in front of the north townhome units facing the train tracks would need to be sufficient. Council Member Jacob asked about the units proposed to not have driveways, and Mr. Wixom said the project would meet parking requirements in City Code, and all units would have a two-car garage. Council Member Jacob said he was comfortable with the proposed rezone, but was not sure about the development plan. Council Member Whitelock said she agreed, and said she could not agree with units that did not have 22-foot driveways, especially with only five parking stalls included in the plan.

Council Member Whitelock asked where the mature trees that Mr. Wixom proposed to leave were located. Mr. Wixom said most of the mature trees that would remain were on the north side of the canal.

Chair Bedore said he agreed with concerns about the parking plan. He said the units without driveways were a weird look, and said people wanted driveways. Chair Bedore suggested reducing the number of units to be able to provide driveways for all the units. He said he liked the focus on providing a walkable community. Mr. Wixom said the development was close to the TRAX Station, and the property would be marketed to young working professionals. Chair Bedore said the Council needed to consider the type of parking provided, in addition to whether the required amount of parking was provided.

Assistant Planner Mark Forsythe said there were two parts to parking requirements in the CC-R Zone: parking per unit (with a maximum of 1.5 parking spaces per unit), and guest parking. The proposed two parking spaces in each garage would exceed the maximum, and a provision was needed in the Development Agreement to allow the project to exceed the maximum per-unit parking limit. The five parking stalls and the driveways would provide the guest parking.

Council Member Jacob asked if the Development Agreement included a requirement that residents park in their garages. Mr. Forsythe said the Development Agreement did not include such a provision, but it could be included in CC&Rs when the plat was recorded. Council Member Jacob said the subject property was on the very edge of what could be considered the City Center, and said the train tracks were a barrier to the library and City Hall and everything else in the City Center. He commented that if the proposed parking plan met CC-R Zone requirements, he was less inclined to think the CC-R Zone was the right zone for the project.

Council Member Harris asked what options the developer would have if the Council required all units to have driveways. Mr. Forsythe said the constraints of the lot would make it difficult to find space for driveways. He said the private lane width was already the bare minimum for emergency access. Council Member Whitelock said she had concerns, and said a redesign would be needed to get the parking the Council wanted. She said she liked the overall idea of the housing community, but said there was more work to be done.

Council Member Harris asked if the applicant could come back with a redesign. Council Member Jacob said if the Council denied the application, the applicant could bring back a new application if significant changes were made. The applicant would need to wait a year to bring back an application that was substantially the same.

Acting Chair Wignall opened a public hearing at 7:54 pm.

<u>Comments</u>:
Dale Bennett, applicant, said he had been working on the project for over a year, fine tuning the application with input from staff, the Planning Commission, and others. He said the Planning Commission gave unanimous approval. Mr. Bennett said the same idea had worked well in other cities, and said not everyone had three or four cars. He said more than 25% of the units without a driveway would have guest parking, which was adequate in most cities. Mr. Bennett emphasized that the project was overparked under the CC-R Zone, which had been addressed in the Development Agreement. He said he found it frustrating that the Council acted like they had never seen the proposal before. He said during the year of working on the plan, the units on the east side had always been shown as not having driveways, and would be priced accordingly. He said there was a market for the design, and there was not a lot of the design in West Jordan.

Anthony Jotts, West Jordan resident, said his property shared the west and north property line with the proposed project. He said his house was 33 inches away from the proposed wall, and his driveway would run with the proposed road and share the approach. He expressed the opinion that the plan needed to be downsized.

Ryan Wilkinson expressed support for the project as presented.

Acting Chair Wignall closed the public hearing at 8:00 pm.

Council Member Jacob said the applicant had a good point when he said he had been working on the plan for a long time; however, he said he did not think the Council was saying anything substantially different than had been said during the previous work session. He said at the work session the Council indicated the plan was almost there, and just needed to have driveways and parking added, but the plan was brought back without quite getting there. Council Member Jacob said he did not want to prohibit progress on the plan, because he believed it could be altered to become a plan the Council could approve.

Council Member Jacob made a motion to postpone Ordinance No. 26-29 and Ordinance No. 26-30 to a date uncertain, no later than August 31, 2026. Council Member Whitelock seconded the motion.

Acting Chair Wignall asked to amend the motion to say no later than July 31, 2026. Council Members Jacob and Whitelock said they were amenable to the amendment.

MOTION: **Council Member Jacob moved to Postpone Ordinance No. 26-29 Preliminary Development Plan/Agreement and Ordinance No. 26-30 Rezone to CC-R Zone (City Center-Residential) for the Sugar Factory on the Town Creek Development of 1.78 Acres Located at 1790 West Sugar Factory Road to a date no later than July 31, 2026.**
Council Member Whitelock seconded the motion.

The vote was recorded as follows:

YES: **Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Kayleen Whitelock**
NO:
ABSENT: **Chad Lamb, Kent Shelton**

The motion passed 5-0.

c. Ordinance No. 26-28 a Petition from Utah Development Group/Marco Diaz for a Rezone of 0.43 Acres to an R-1-8 Zone for the Diaz Lot Located at 8305 South 2200 West
Marco Diaz with Utah Development Group used the Zoning Map to show that the subject property was surrounded by R-2, R-1-10A, R-3-22(ZC), and P-F. He said the property was cut almost in half by the South Jordan Canal, and the development team had been working with the canal company and the City to come to an agreement concerning easements. Mr. Diaz showed renderings of the .43-acre property with a single-family home, and expressed the opinion that developing a home on the currently open property would enhance the area.

Council Member Jacob asked if 2200 West was a collector street, and Mr. Forsythe responded it was. Mr. Forsythe said there was not a policy or regulation about residential driveways opening onto collector streets in the Zoning Code, but said he knew it was not necessarily encouraged. Responding to a question from Council Member Whitelock, Mr. Forsythe explained options available to the developer to ensure a 22-foot driveway. Council Member Whitelock emphasized that a 22-foot driveway was necessary. Mr. Diaz expressed his intention to ensure City requirements were met. Chair Bedore said he would be willing to consider adjusting setbacks to accommodate a 22-foot driveway if needed.

Acting Chair Wignall opened the meeting to public comment at 8:14 pm.

Comments:
None

Acting Chair Wignall closed public comment at 8:14 pm.

MOTION: **Council Member Jacob moved to APPROVE Ordinance No. 26-28 a Petition from Utah Development Group/Marco Diaz to a Rezone of 0.43 Acres to an R-1-8 Zone for the Diaz Lot Located at 8305 South 2200 West.**
Council Member Harris seconded the motion.

The vote was recorded as follows:

YES: **Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Kayleen Whitelock**
NO:
ABSENT: **Chad Lamb, Kent Shelton**

The motion passed 5-0.

d. **Ordinance No. 26-31 a Petition from Margaret Hyatt for Approximately 3.457 Acres to Amend the General Plan Future Land Use Map to Community Commercial and Amend the Zoning Map to C-G Zone (General Commercial) for Properties Located at Approximately 4606, 4614, and 4622 West 7800 South (7800 South Commercial Property)**
Margarett Hyatt, applicant and co-owner of the subject properties, explained the request to amend the Future Land Use Map (FLUM) to Community Commercial, and rezone the subject properties to General Commercial (C-G) Zone. She said uses permitted in the C-G Zone included banking institutions, and said they were currently under contract with Alta Bank for a portion of the property. She said the owners were confident that with the rezone and the Alta Bank development, the area would be activated, and said they were currently in negotiation with other compatible retail uses. She thanked staff for their time helping the applicant prepare for the meeting, and requested a favorable vote.

Acting Chair Wignall opened the meeting to public comment at 8:17 pm.

Comments:
None

Acting Chair Wignall closed public comment at 8:18 pm.

MOTION: **Council Member Jacob moved to APPROVE Ordinance No. 26-31 a Petition from Margaret Hyatt for Approximately 3.457 Acres to Amend the General Plan Future Land Use Map to Community Commercial and Amend the Zoning Map to C-G Zone (General Commercial) for Properties Located at Approximately 4606, 4614, and 4622 West 7800 South (7800 South Commercial Property). Acting Chair Wignall seconded the motion.**

The vote was recorded as follows:

YES: **Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Kayleen Whitelock**

NO:

ABSENT: **Chad Lamb, Kent Shelton**

The motion passed 5-0.

e. Property Tax Impact Schedule for Fiscal Year 2027

Acting Chair Wignall noted that a Property Tax Impact Schedule was included with the agenda packet, consistent with House Bill 236 and Utah League of Cities and Towns (ULCT) best practices. The schedule was available to the public.

f. A Budget Officer for West Jordan City Intends to Again State the Following:

- **West Jordan City is considering a tax rate that exceeds the certified tax rate**
- **The approximate dollar amount and purpose of the ad valorem tax revenue increase**
- **The approximate percentage increase in ad valorem tax revenue that is based on the tax rate increase**
- **West Jordan City shall provide notice of and conduct a public hearing as required where members of the public have an opportunity to comment on the proposed increase**

Administrative Services Director Danyce Steck presented the Property Tax Impact Schedule for FY2027. She explained the proposed property tax increase revenue would be used to:

- hire one full-time parks maintenance works and one full-time parks planner, eliminating three seasonal laborer positions;
- hire one full-time crossing guard supervisor;
- establish an annual summer event titled, “Beet Days”;
- upgrade a Police Officer I position to a Police Lieutenant;
- hire one full-time passport agent and eliminate two part-time positions;
- hire one new customer service representative to serve the west side of the City at the Public Works Building

g. Resolution No. 26-022 Authorizing the Transfer of Monies from Enterprise Funds to Other City Funds in Fiscal Year 2027

Ms. Steck explained requirements in State Code to transfer money from utility funds to other City funds. She said utilities such as Rocky Mountain Power and Dominion Energy paid the City a franchise tax to maintain public right-of-way impacted by the utilities. Using the same methodology, 5% of expenditures was transferred from the Water, Sewer, and Storm Water Funds to maintain public right-of-way. Without the transfer, the property tax increase in

FY2027 would need to be increased by an additional 12.5%. Ms. Steck showed how the transfer would affect each of the Funds, and explained the difference between utility transfers and administrative cost allocation. The Council reviewed the proposed administrative cost allocation by fund. Ms. Steck recommended approval of Resolution No. 26-022.

Acting Chair Wignall opened the meeting to public comment at 8:30 pm.

Comments:
None

Acting Chair Wignall closed public comment at 8:30 pm.

MOTION: **Council Member Jacob moved to APPROVE Resolution No. 26-022 Authorizing the Transfer of Monies from Enterprise Funds to Other City Funds in Fiscal Year 2027.**
Council Member Harris seconded the motion.

The vote was recorded as follows:

YES: **Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Kayleen Whitelock**
NO:
ABSENT: **Chad Lamb, Kent Shelton**

The motion passed 5-0.

h. Resolution No. 26-019 Stating the Compensation Increase for Local Government Officers as Proposed in the Annual Budget for Fiscal Year 2027
Ms. Steck presented the proposed compensation increase for local government officers for FY2027, including a 2% cost of living adjustment and 2.75% merit increase.

Council Member Shelton joined at 8:34 pm.

Acting Chair Wignall opened a public hearing at 8:35 pm.

Comments:
None

Acting Chair Wignall closed the public hearing at 8:35 pm.

MOTION: **Council Member Jacob moved to APPROVE Resolution No. 26-019 Stating the Compensation Increase for Local Government Officers as Proposed in the Annual Budget for Fiscal Year 2027.**
Council Member Harris seconded the motion.

The vote was recorded as follows:

YES: **Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Kent Shelton**

NO: Kayleen Whitelock
ABSENT: Chad Lamb

The motion passed 5-1.

i. **Ordinance No. 26-26 Fixing the Compensation for Elected and Statutory Officers of the City**
Administrative Service Director Danyce Steck presented proposed compensation for elected and statutory officers for FY2027.

Acting Chair Wignall opened a public hearing at 8:37 pm.

Comments:
None

Acting Chair Wignall closed the public hearing at 8:37 pm.

MOTION: Council Member Jacob moved to APPROVE Ordinance No. 26-26 Fixing the Compensation for Elected and Statutory Officers of the City.
Vice Chair Wignall seconded the motion.

The vote was recorded as follows:

YES: Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Kent Shelton
NO: Kayleen Whitelock
ABSENT: Chad Lamb

The motion passed 5-1.

j. **Resolution No. 26-029 Adopting the Tentative Budget for FY2027 Which Includes a Proposed Property Tax Increase, and Scheduling a Public Hearing Before Adoption of the Interim Budget**
Ms. Steck stated the FY2027 Tentative Budget included a property tax increase. She presented changes from the Mayor's Budget to the Tentative Budget, with a final Tentative Budget of $254,602,720. Ms. Steck said the Tentative Budget would act as the standing budget until the Interim Budget was adopted on June 23, 2026.

Acting Chair Wignall opened a public hearing at 8:43 pm.

Comments:
None

Acting Chair Wignall closed the public hearing at 8:43 pm.

MOTION: Council Member Shelton moved to APPROVE Resolution No. 26-029 Adopting the Tentative Budget for FY2027 Which Includes a Proposed Property Tax Increase, and Scheduling a Public Hearing Before Adoption of the Interim Budget.

Council Member Jacob seconded the motion.

Council Member Whitelock said she would vote in favor of the Tentative Budget to have more time to discuss the budget, with the hope of getting away from a tax increase.

The vote was recorded as follows:

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

NO:

ABSENT: **Chad Lamb**

The motion passed 6-0.

k. Ordinance No. 26-27 Amending the City's Annual Budget for the Fiscal Year Ending June 30, 2026

Ms. Steck said the Council reviewed proposed amendments to the FY2026 Budget during the work session earlier in the evening. She briefly presented proposed amendments, and said staff recommended approval of Ordinance No. 26-27.

Acting Chair Wignall opened a public hearing at 8:52 pm.

Comments:
None

Acting Chair Wignall closed the public hearing at 8:52 pm.

Council Member Jacob commented that a budget amendment was needed every year in June so that the adopted budget and actual numbers aligned.

MOTION: **Council Member Jacob moved to APPROVE Ordinance No. 26-27 Amending the City's Annual Budget for the Fiscal Year Ending June 30, 2026.**
Council Member Shelton seconded the motion.

The vote was recorded as follows:

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

NO:

ABSENT: **Chad Lamb**

The motion passed 6-0.

7. Business Items

a. Resolution No. 26-023 Authorizing the Pick-up of Certain Public Safety and Firefighter Employee Retirement Contributions

Ms. Steck explained that the State authorized cities to pick up retirement contributions of certain public safety and firefighter employees. She said the proposed resolution met requirements of the IRS and URS.

MOTION: **Council Member Jacob moved to APPROVE Resolution No. 26-023 Authorizing the Pick-up on Certain Public Safety and Firefighter Employee Retirement Contributions.**
Acting Chair Wignall seconded the motion.

The vote was recorded as follows:

YES: **Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Kent Shelton, Kayleen Whitelock**
NO:
ABSENT: **Chad Lamb**

The motion passed 6-0.

8. *Reports to Council*

a. Council Office Report
Council Office Director Alan Anderson reported the Council Office had received 13 applications for the West Jordan Youth Council, and applications were still being gathered.

b. Presentation of the Annual Fraud Risk Assessment for Fiscal Year 2026
Administrative Services Director Danyce Steck presented the FY2026 Fraud Risk Assessment, and said the City had a very low fraud risk with a score of 375 out of 395. She said the 20-point difference between the City's score and a perfect score was an independent internal audit function, which the City did not have.

9. Consent Items

a. Meeting Minutes
- **May 12, 2026 – Committee of the Whole Meeting**
- **May 12, 2026 – Regular City Council Meeting**
- **May 26, 2026 – Committee of the Whole Meeting**
- **May 26, 2026 – Regular City Council Meeting**

b. Resolution No. 26-031 Authorizing the Mayor to Execute the Attached Real Estate Purchase Contract for the City to Purchase Real Property Located at 1477 West Bridgeport Way

MOTION: **Council Member Jacob moved to APPROVE consent items as listed.**
Council Member Shelton seconded the motion.

The vote was recorded as follows:

YES: **Bob Bedore, Jessica Wignall, Annette Harris, Zach Jacob, Kent Shelton, Kayleen Whitelock**
NO:

ABSENT: Chad Lamb

The motion passed 6-0.

10. Adjourn

Acting Chair Wignall adjourned the meeting at 9:03 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on June 9, 2026. This document constitutes the official minutes for the West Jordan City Council meeting.

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

Approved this 23rd day of June 2026