Minutes of the City of West Jordan
Committee of the Whole
Tuesday, July 14, 2026 – 4:00 pm
Approved July 28, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

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

Staff: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, Utilities Manager Greg Davenport, Assistant Planner Mark Forsythe, Economic Development Director Jim Grover, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Senior Planner Ray McCandless, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Police Chief Jeremy Robertson, Policy Analyst Walter Schmidt

Chair Wignall called the meeting to order at 4:00 pm, and noted that Council Member Harris would arrive shortly.

2. Discussion Topics

a. Presentation of the 2026 Community Survey by Y2 Analytics

Council Member Harris arrived at 4:01 pm.

Ethan Meldrum with Y2 Analytics shared key findings of the 2026 community survey, and said responses indicated an increase in respondent optimism. He said nearly all City services received an increase in rating between the 2025 and 2026 surveys, and said some concerns were expressed related to growth and water usage. Mr. Meldrum said quality of life was reported high across all districts, with an overall average of 76 out of 100. He said when asked about aspects they most enjoyed about living in West Jordan, residents cited a sense of community and safety, convenient location to points of interest, and neighborhood quality as top characteristics.

Council Member Whitelock noted resident concerns about crime, and asked staff to provide recent crime data for review. Kyrene Gibbs with Y2 Analytics and Mr. Meldrum answered questions from the Council about rating trends over time. Mr. Meldrum said respondents indicated a desire for more waste services, such as glass recycling, large item trash collection, and green waste bins. Like last year, respondents indicated interest in new recreation facilities and road/sidewalk maintenance. The Council reviewed and discussed survey responses concerning City events.

Chair Wignall thanked Mr. Meldrum and Ms. Gibbs for the presentation.

b. Discussion of Highlands Landing North Development – Northeast corner of 5600 West and Highlands Loop Road.

Jeff Seaman with Peterson Development said the Highlands Landing North Development project was brought to the Committee of the Whole for consideration in late 2025, and a few changes were proposed since that time. The applicant proposed to change the current Land Use Map designation (Very Low Density Residential, Parks and Open Land, and Community Commercial) to Medium Density Residential and Community Commercial. The 13.43 acres would include 2 one-acre commercial pad sites and 67 single-family lots. The applicant proposed to rezone from RR-1D (Rural Residential 1-acre lots) and SC-2 (Community Commercial) to R-3-8 (Multi-Family Residential, 8 or fewer dwelling units per acre) and SC-2.

Mr. Seaman presented a concept plan and answered questions from the Council. He said driveways would be 22-feet in length (City standard). Council Member Whitelock expressed concern for the north side of the project, and asked if lot sizes could be increased and a few lots removed. She pointed out that the proposed number of units exceeded the ERCs planned for the area. Council Member Whitelock commented that Utah Natural Meat was located adjacent to the north, and said she would not want Utah Natural Meat to end up being forced out of the City. Mr. Seaman said fewer units would increase the cost of the whole neighborhood. He said the hope was for units to start at $550,000. Council Member Bedore said with bigger lots, people would be paying a premium to be close to the smell that came with Utah Natural Meat. Council Member Whitelock emphasized that distance and good walls could make a difference.

Responding to a question from Council Member Harris, Mr. Seaman said he had experience trying to develop residential next to agricultural property. He asked the Council to consider the property owner's rights to develop. Council Member Jacob said he felt the proposed project would be a good buffer. Mr. Seaman said he agreed.

Responding to a question from Council Member Whitelock, Mr. Seaman said the applicant would need to acquire the necessary water, and said Peterson Development would work with staff. Mr. Seaman emphasized that Peterson Development wanted the homes to be owner-occupied, and expressed willingness to deed restrict the homes, possibly for five years. Council Member Whitelock said she might be swayed in favor if Mr. Seaman were able to identify in the development agreement from where the necessary water would be obtained.

Chair Wignall commented that residents had been vocal about potential development on another property in the area, and said she was interested in getting resident feedback on the Highlands Landing North project. Council Member Whitelock said the Highlands Landing North project was different from the other project, and said she thought elements of the other potential project were more contentious.

Council Member Jacob asked why the application was for rezone to R-3, and not R-1-5. Staff responded the lots would be around 5,000 square feet, smaller than R-1-5 would allow. Council Member Jacob pointed out that a rezone to R-3 would not be binding on the specific concept plan presented, and would leave the property zoned for multi-family development. Council Member Whitelock commented that the specific plan could be locked in with a development agreement, and the zone could revert if the project did not occur. Council Member Jacob indicated he would be comfortable with that provision.

City Administrator Korban Lee pointed out that the Transportation Master Plan showed the Highlands Loop Road eventually connecting through Bridle Vista all the way to 4600 West.

Six of the seven Council Members indicated support for the project moving forward. Council Member Whitelock did not indicate support.

c. **Discussion of Copper Rim Planned Community Phase 10 – 6111 West 7000 South**

Cameron Jackson with Cole West said Cole West intended to purchase the subject property, which had been identified by the School District as surplus. The applicant desired to rezone the property from P-F (Public Facilities) to P-C (Planned Community), and change the Future Land Use Map designation from Public Facilities to Low Density Residential to incorporate the property into the existing adjacent Copper Rim Development. The applicant proposed to develop 30 cottage lots on the 6.69 acres, with a density of 4.48 units per acre. The existing detention basin would be converted to a retention basin.

Mr. Jackson highlighted the original Copper Rim MDA and subsequent amendments. The addition of the 30 cottage units would bring the net count to 761 dwelling units, 117 fewer than the previously approved maximum of 878 units.

Council Member Whitelock said a resident had expressed concern with not being able to contact the Copper Rim HOA, and asked how Mr. Jackson suggested the resident reach the HOA and get a copy of the bylaws. Mr. Jackson provided contact information for her to pass to the resident.

Council Member Whitelock asked about ERCs, and Mr. Davenport said the proposed project would not be far from the use if the property had remained a school field. All members of the Council indicated support for the project moving forward.

d. **Discussion of Westland Cottages Development Proposal and Associated Future Land Use Map Amendment and Rezone for the Former West Jordan Elementary Site (7220 South 2370 West)**

Ross Dinsdale with Ivory Homes presented a request to rezone the former West Jordan Elementary site from R-1-10 to R-3-6. He talked about social capital, upward economic mobility, and effects of a shrinking population in the area. Mr. Dinsdale said building homes on smaller lots would make living in the area more achievable for younger families. In addition to existing social capital, the location had all needed physical utilities in place. The traffic generated from new homes would be much lower than traffic generated by the school, and water use of the proposed units would be lower than water use by the school.

Mr. Dinsdale showed a concept plan with 48 lots, and said the zone would allow up to 66 units. He said the applicant would be happy to commit to ensuring all lots used low-water landscaping. Council Member Whitelock said she was comfortable requesting low-water landscaping in the front, but not comfortable telling people what they should do in their backyards.

Council Member Whitelock said R-1-10 developments sold very well in the area, and said R-1-10 was a product that was wanted. She said there were 22 ERCs for the property. Council Member Whitelock referred to a comment from Mr. Dinsdale that he could make just as much profit developing 28 units on the property as the proposed 48, and said she would be able to support 28 units, but would not be able to support lower than R-1-8. She said she did not feel the proposed project would fit well with the neighborhood. Council Member Jacob said he agreed with Council Member Whitelock. He said he had not liked how the property sale went down, but setting that aside, he believed public open space would need to be provided to make up for the higher density requested. Council Member Jacob said he could maybe agree to R-1-8 on the property, but would not agree to anything smaller.

Council Member Bedore said he did not like that the project was presented as being for young families, but did not include anywhere for young families to go or anything for them to do. He suggested removing a couple units in the center to provide community space. He said he agreed with Council Members Whitelock and Jacob about zoning no less than R-1-8.

Council Member Shelton expressed concern that if the Council forced R-1-10, the applicant would come in with $1.2 million homes that would fit even less with the existing neighborhood than the current proposal. Council Member Jacob said infill often brought newer, nicer development to an established area, and said he would be comfortable with the scenario. Council Member Jacob said he thought it was good to have diverse income ranges within a neighborhood.

Responding to a question from Council Member Whitelock, Mr. Dinsdale said he was aware of the 22-foot driveway requirement. Mr. Dinsdale said Ivory could build R-1-10 homes on the subject property, and they would sell, but repeated that he believed the proposed project was a good fit.

Council Member Lamb said neighbors had shared what they wanted to see on the property. He said he was 100% against cottage homes in the subject area, and said he did not believe they fit on the subject property. Council Member Lamb said he hoped Ivory would listen to the neighbors. Council Member Shelton expressed support for R-1-10.

Mr. Dinsdale said the goal was to get the house price down. Council Member Whitelock said her goal was to build out a good West Jordan for everyone, and expressed the opinion that the better idea for the subject area was larger lot sizes. Mr. Dinsdale said it was clear what the Council wanted, and said he would take the feedback back to the applicant. All members of the Council indicated they did not support the requested R-3-6 Zone.

3. Administrative Items

- Ross Dinsdale provided an update on property in the Southwest Quadrant.
- Community Development Director Scott Langford commented that the Council had the ability to restrict elements such as house size if a developer requested increased density, but did not have the legal ability to restrict house size if a proposed project met or used less than existing density restrictions.

4. Adjourn

Chair Wignall adjourned the meeting at 5:54 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 14, 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 28th day of July 2026