



Minutes of the City of West Jordan
City Council Meeting
Tuesday, July 14, 2026 – 7:00 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, City Attorney Josh Chandler, Assistant Planner Mark Forsythe, Public Services Director Cory Fralick, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, Public Information Manager Marie Magers, City Administrator Korban Lee, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Policy Analyst Walter Schmidt

Chair Wignall called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

Cory Fralick led participants in the Pledge of Allegiance.

3. Special Recognition

a. Presentation of the Building Together Award to the City of West Jordan by the Economic Development Corporation (EDC) of Utah

Ryan Starks, President/Executive Director of EDC Utah, said EDC Utah worked closely with communities that might be a good fit for industry expansion. He said West Jordan had been a good partner, and said it was exciting to see the good things happening in West Jordan. Mr. Starks spoke of recent projects, and recognized West Jordan City with the Building Together Award. The Council took the opportunity for a photograph.

4. Council & Mayor Reports

a. City Council Reports

- Council Member Jacob reported on a recent American Water Works Association Conference.
- Vice Chair Shelton thanked the many people involved with recent Western Stampede events. He reported on a recent tour of Century Equipment, and spoke of attending a skate boarding competition in Canada to see if it would be a good fit for West Jordan.
- Council Member Bedore thanked staff for the parade, rodeo, and fireworks, and said they were well organized and put together.

b. Mayor's Report

Mayor Burton reported on the successful Western Stampede and other recent events. He spoke of Fire Department Cadet and Police Department Cadet graduations, and reported that the City's ZAP application for a recreation center was submitted. Mayor Burton provided an update on a recent fire at Cascade Spring Apartments, and reported fire lanes had been open at the time of need. He recognized In-N-Out for opening their doors after closing time to prepare food for the firefighters. City Offices would be closed on July 24, 2026 for Pioneer Day.

c. City Administrator's Report

City Administrator Korban Lee said Western Stampede had been awesome. He said the Parks Department would be putting a lot of work into repairing the lawn at Veterans Memorial Park, and said residents had generally complied with the ban on personal fireworks. He reported electric vehicle charging stations at City Hall were open for public use, and provided an update on progress at Ron Wood Park.

5. Public Comment

Chair Wignall opened the public comment period at 7:27 pm.

Comments:

Kristy Spencer, West Jordan resident, said her one-acre lot was in an area originally designed as an equestrian community, now faced with the challenge of sharing the neighborhood with ADUs, inappropriate businesses (e.g., dog boarding and storage of large dump trucks), and now dirt bike race tracks in backyards that brought dirt, dust, and noise for hours at a time. She asked the Council to consider addressing the dirt bike issue with City Code.

Robert Woodruff, West Jordan resident, thanked the Council for their service. He referred to the Committee of the Whole agenda item concerning possible rezone of the former West Jordan Elementary site, and said he and other neighbors wanted the property to remain zoned R-1-10. Mr. Woodruff read aloud from the General Plan that developers had the burden of proof on why the General Plan should be changed. He repeated that the residents wanted the property to remain R-1-10.

Victor Groves, West Jordan resident, said his property backed up to the West Jordan Elementary site. He said he appreciated Council comments during the Committee of the Whole discussion. Mr. Groves said he appreciated the rodeo, and said he believed the rodeo was a wonderful tradition for West Jordan. He said he was involved in local theater, and invited attendance at an upcoming Sherlock Holmes production.

Hal Coons, West Jordan resident, thanked the Council for their work. He said his property was near the former West Jordan Elementary site, and encouraged the Council to maintain the R-1-10 Zone.

Larry Elkington, West Jordan resident, said the West Jordan Elementary site was down the street from his home, and said it was a sad day when the building was torn down. Mr. Elkington said it

would be a disservice to the neighborhood to shove as many homes as possible on the property. He said most homes in the neighborhood were on quarter-acre lots, and expressed the opinion that the proposed rezone would be a bad deal.

Council Member Whitelock asked those who were in attendance to speak concern the West Jordan Elementary property to raise their hands, and most of those in attendance raised their hands.

Jackie Adams, West Jordan resident, said her home was over 3,500 square feet, and emphasized that homes in the neighborhood were bigger than 1,000 square feet. She expressed concern for parking issues with the proposed zoning, and asked the Council to maintain the R-1-10 Zone on the former elementary property.

Vice Chair Shelton said he misspoke during the earlier Committee of the Whole meeting about the size of the homes in the area. He apologized, and said he supported the residents.

Debbie Coons, West Jordan resident, said she moved to her West Jordan neighborhood from a neighborhood with smaller homes and chose her current neighborhood for the larger property and home. She said she kept hearing about the need for more affordable housing, and saw apartments, townhomes, and smaller homes going up all over the County. However, she said the units going up were not affordable. Ms. Coons said she appreciated the Council, and always enjoyed the rodeo.

Scott Laird, West Jordan resident, thanked the Council for the decision to leave the former elementary property zoned R-1-10. He said he felt reducing the zone to R-1-8 would be breaking a contract with the residents. Mr. Laird asked the Council to maintain the R-1-10 Zone.

Chair Wignall said she appreciated how dialed in the community was in West Jordan. She said she wanted the record to show that the room was full, and said she appreciated the residents.

Chair Wignall closed public comment at 7:44 pm.

6. Public Hearings

a. Ordinance No. 26-34 Adopting the Station Area Plans for Jordan Valley and Sugar Factory Road

Marrienne Stuck with Design Workshop presented an overview of the Jordan Valley and Sugar Factory Road Station Area Plans (SAPs). She said the objective of House Bill 462 in requiring station area plans was to increase availability and affordability of housing, promote sustainable environmental conditions, enhance access to opportunities, and increase transportation choices and connections. She showed the area encompassed by the Jordan Valley and Sugar Factory Road Station areas on a map.

Ms. Stuck said the Jordan Valley Station would become a walkable, transit-oriented hub with new housing, neighborhood services, and strong connections across the rail corridor. Parks, plazas, and trails would link surrounding destinations while creating welcoming public spaces and improving access to transit. The preferred concept for the Jordan Valley SAP would involve realigning 3400 West for a commercial spine, creating a community services hub, and

higher-density development concentrated closest to the station with a gradual transition in scale toward adjacent single-family neighborhoods.

Dan Cawley with Faer and Pierce described transportation and connectivity strategies for Jordan Valley Station, and said existing traffic was measured through recent traffic counts on Old Bingham Highway, 8600 South/Haun Drive, and 3400 West. He said all estimated traffic volumes would remain below the 9,375 ADT (average daily traffic) threshold, and said the roadway network could accommodate the proposed development. Mr. Cawley emphasized that detailed traffic studies would be needed for each individual development project.

Ms. Stuck said the preferred concept for the Sugary Factory Road SAP would involve gentle neighborhood infill, a central transit plaza and pedestrian station crossing, and a connected trail network along key corridors. Mr. Cawley described transportation and connectivity strategies for Sugar Factory Road Station.

Ms. Stuck presented a proposed implementation matrix for both SAPs, involving three phases over 15 years.

Jordan Valley SAP Implementation

Phase 1 (0-5 years): establish station district framework

Phase 2 (5-10 years): create mixed-use spine and consolidate the station area

Phase 3 (10-15 years): complete the transit-oriented urban district

Sugar Factory Road SAP Implementation

Phase 1 (0-5 years): establish the station core and improve connectivity

Phase 2 (5-10 years): expand neighborhood-compatible infill and trail connections

Phase 3 (10-15 years): long-term redevelopment opportunities

Senior Planner Tayler Jensen said he felt there had been more stakeholder involvement in putting together the two SAPs than with any of the City's other SAPs.

Council Member Whitelock asked why 9000 South was not included in the traffic study for the Jordan Valley SAP. Mr. Jensen said the SAP did not include any new development patterns on 9000 South. Mr. Cawley said 9000 South was a key connection for access to Bangerter Highway, but was a UDOT corridor. He said UDOT was working with City staff and different consultants concerning improvements to 9000 South. He expressed confidence that potential redevelopment would be considered by UDOT when planning improvements.

Responding to a request from Council Member Jacob, Mr. Jensen described a station area plan as a general plan that set a vision for the area within a half-mile radius of a TRAX station. The SAPs would guide new development and redevelopment moving forward. He said it was unlikely that any of the areas would be built out exactly as depicted in the concept plans.

Council Member Bedore said it appeared to him that the concept scenarios would displace existing residences and buildings. Council Member Whitelock said she agreed. Mr. Jensen said

the majority of the new units in the Sugar Factory Road SAP would be in the existing oversized UTA parking lot.

Chair Wignall opened a public hearing at 8:16 pm.

Comments:

None

Chair Wignall closed the public hearing at 8:17 pm.

Council Member Lamb said the plans presented did not represent his vision. He said he drove into downtown Salt Lake City everyday and saw apartment building after apartment building, and did not think that would suit West Jordan. Council Member Lamb said he would not be able to approve the presented plans that evening.

Mr. Jensen said staff were seeking approval that evening. He said the process had included multiple public open houses, and the plans were presented to the Council as they were being drafted. At a previous meeting, the Council had liked realignment of 3400 West, density near the train station, and possible relocation of industrial. Mr. Jensen said the SAPs were put together using feedback from the Council. Community Development Director Scott Langford emphasized that the SAPs were a general guide and general concept for potential implementation.

Council Member Whitelock said as a political subdivision of the State, West Jordan was mandated to put together the SAPs. She stated she did not love the requirement, and still had concerns about the two SAPs presented that evening. Council Member Whitelock said she would not vote in favor that evening. She said the Council had heard from a lot of residents that they had moved to West Jordan to be in a place with bigger lots, more space, and not as many people. She said she worried the plans would move West Jordan in a direction the residents had not wanted. Council Member Whitelock said she agreed that around the TRAX stations was the place for density. She said she appreciated Mr. Jensen's work.

Council Member Jacob emphasized that the SAPs were not specific proposed projects, and would not displace any current residents. He said the SAPs would set a vision or broad-brush painting of what the Council thought should go in the specific areas. Council Member Jacob said open houses were not widely attended, and the City had not received a lot of public input on the plans. He said he generally liked the proposed Jordan Valley SAP, but did not like the Sugar Factory Road SAP, although he said he did not know what would make it better. He expressed the opinion that the City Center SAP had not been ambitious enough.

Council Member Harris said she was confused about what the Council would be voting on. Mr. Jensen said the SAPs were statutorily required to be adopted by the City by December 31, 2026, and certified by UTA and Wasatch Front Regional Council (WFRC). He said the SAPs would set a main vision for land uses and redevelopment. Mr. Jensen pointed out that all proposed right-of-way improvements would be within existing rights-of-way. He commented

that much of the station area was already within a transit station overlay district (TSOD), and much of the proposed redevelopment could occur without adoption of the SAPs.

Council Member Bedore said he frequently walked past the Sugar Factory Road Station, and while it was not particularly attractive, he worried that homes would be removed because the SAPs would be seen as having the Council's approval. He said he felt the Jordan Valley SAP was okay, and agreed with Council Member Jacob that the City Center SAP had not been enough. Council Member Bedore expressed concern that the Council would be seen as having approved the Sugar Factory Road SAP even though they did not like it because they were told development would probably not happen in that way. He said the Sugar Factory Road SAP was not remotely close to his vision for the City.

Mr. Jensen asked if the concerns would be rectified if the Sugar Factory Road SAP were limited to only the UTA parking lot. Council Member Bedore said he would need to see a plan, and said he wanted to see proposed plans as an overlay over the actual neighborhoods. Council Member Bedore asked staff to not present something the Council did not want to approve, but would have to approve. Mr. Jensen said staff had thought the plan represented direction received from the Council.

Council Member Jacob commented that the proposed Sugar Factory Road SAP concept did not match up with the current Google Maps image. He said he agreed with Council Member Bedore that a resident who looked at the concept plan might think the Council was in favor of tearing out every house in a half-mile radius.

Council Member Harris said the concept images were stressing the Council out, and said the guidelines in the report were more limited. Chair Wignall said she would be comfortable as long as the plan did not appear that residents would be displaced. Council Member Lamb said everything on the south side of the tracks looked wrong in the concept plan. Mr. Jensen suggested he remove everything outside of the UTA parking lot on the concept plan. Vice Chair Shelton expressed the opinion that the Sugar Factory Road Station should be completely relocated to 2200 West.

Mr. Lee said he wished the specific feedback from the Council had been given at the Committee of the Whole meeting in March. Council Member Lamb said he did not remember seeing the Sugar Factory Road SAP before. Mr. Jensen said much of what was included in the Sugar Factory Road SAP when last presented to the Council had been removed based on Council feedback. Mr. Jensen said the two SAPs were packaged together in the proposed ordinance, and suggested the ordinance should not be bifurcated.

Motion: Council Member Jacob moved to POSTPONE Ordinance No. 26-34 to a future meeting not later than the end of the year.

Chair Wignall seconded the motion.

Council Member Harris asked the implications of asking staff to make updates. Mr. Jensen said staff wanted to bring something the Council could support. Removing everything south

of the Station would be fairly simple, but more substantial changes would require clear direction. Council Member Whitelock suggested the public hearing should be part of the motion.

Vice Chair Shelton requested actual aerial images with the proposal overlayed instead of AI generated images. Mr. Jensen said the images in the report were created by consultants using software, and were not AI generated. He said the concept images were provided in response to a request from the Council to get a better feel for how the proposed changes might look, and said the images could be removed from the plan if they were a problem.

Council Member Jacob said the public hearing on the item had been opened and closed, and his motion had been to postpone action by the Council. He said another public hearing, if desired, would require a different motion.

The vote was recorded as follows:

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

No:

Absent:

The motion passed 7-0.

b. Ordinance No. 26-35 a Petition to Rezone 2.28 Acres at 1390 West 9000 South to Community Shopping Center Zone (SC-2) for Immaculate Auto

Senior Planner Tayler Jensen said the applicant, Mike Clark with Immaculate Auto, was no longer in attendance. Mr. Jensen outlined the request to rezone the subject property from SC-1 to SC-2. The Planning Commission reviewed the request and forwarded a positive recommendation. The property was currently surrounded by C-G, SC-2, and SC-1 Zones. Mr. Jensen said the applicant wanted to expand their current automotive dealership to the subject location, but automotive dealership was not an allowed use in the SC-1 Zone. He said the applicant had a pending application for a Conditional Use Permit for the use, subject to Council approval of the rezone.

Mr. Jensen said staff felt the request was consistent with the vision of the General Plan, and said the site would meet lot and bulk standards for the use, and had adequate parking. Responding to a question from Council Member Jacob, Mr. Jensen said Big 5 was closing at the subject location. Responding to a question from Council Member Whitelock, Mr. Jensen said the plans did not indicate any changes would be made to the existing trees on the property. He said the applicant would need to comply with existing landscaping requirements. Jim Grover with Economic Development said the applicant owned their current property and would expand to the subject property as a second location.

Chair Wignall opened a public hearing at 9:01 pm.

Comments:

None

Chair Wignall closed the public hearing at 9:01 pm.

Motion: Council Member Lamb moved to APPROVE Ordinance No. 26-35 a Petition to Rezone 2.28 Acres at 1390 West 9000 South to Community Shopping Center Zone (SC-2) for Immaculate.

Council Member Whitelock seconded the motion.

Council Member Whitelock said she liked the three-year clause included in the agreement.

The vote was recorded as follows:

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

No:

Absent:

The motion passed 7-0.

c. Ordinance No. 26-36 a Petition to Rezone 1.74 Acres from an RR-1C Zone to an R-1-12 Zone for the Susan Way Subdivision Located at 8415 South Susan Way

Angela Roberts with MSC Inc. presented a request to rezone the 1.74-acre subject parcel from RR-1C to R-1-12, and said the parcel had a long history of challenges, including the irregular triangular shape. She said the proposal was an attempt to mitigate the challenges in a way that would be a win-win for everyone involved. The parcel would consist of three residential lots and one HOA-managed open space lot (4 lots total).

Ms. Roberts said the proposal would improve public safety by adding an emergency vehicle turn around, improve infrastructure, and provide benefit to the community with an open space lot and pavilion. She said she believed the proposal was consistent with the General Plan, and would provide good transitional development.

Chair Wignall opened a public hearing at 9:10 pm.

Comments:

Holly Kingston, West Jordan resident in the subject neighborhood, commended MSC for trying to mitigate the field. She said she had spoken with many neighbors who were in support of the upgrade.

Chair Wignall closed the public hearing at 9:11 pm.

Council Member Lamb said he appreciated knowing how the neighbors felt.

Motion: Vice Chair Shelton moved to APPROVE Ordinance No. 26-36 a Petition to Rezone

**1.74 Acres from an RR-1C Zone to an R-1-12 Zone for the Susan Way Subdivision
Located at 8415 South Susan Way.**

Council Member Whitelock seconded the motion.

The vote was recorded as follows:

**Yes: Jessica Wignall, Kent Shelton, Bob Bedore, Annette Harris, Zach Jacob, Chad
Lamb, Kayleen Whitelock**

No:

Absent:

The motion passed 7-0.

7. Council Office Report

Council Office Director Alan Anderson reported 16 new registrants had signed up for West Jordan Youth Council, and said the first meeting of the new Youth Council was scheduled for August 27. He said the three City Council representatives were invited to attend.

8. Consent Items

a. Approve Meeting Minutes

- **June 2, 2026 – Committee of the Whole Meeting**
- **June 23, 2026 – Committee of the Whole Meeting**
- **June 23, 2026 – Regular City Council Meeting**
- **June 30, 2026 – Committee of the Whole Meeting**

Motion: Council Member Whitelock moved to APPROVE consent items as listed.

Vice Chair Shelton seconded the motion.

The vote was recorded as follows:

**Yes: Jessica Wignall, Kent Shelton, Bob Bedore, Annette Harris, Zach Jacob, Chad
Lamb, Kayleen Whitelock**

No:

Absent:

The motion passed 7-0.

9. Adjourn

Chair Wignall adjourned the meeting at 9:16 pm.

I hereby 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 City

Council meeting.

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

Approved this 28th day of July 2026