



**The City of West Jordan
Committee of the Whole Meeting
September 22, 2026**

[VIEW THE MEETING](#)



8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

Welcome to Committee of the Whole meeting!

While the Council encourages in-person attendance, you may attend virtually by using the links in the top right corner.

West Jordan Public Meeting Rules

To view meeting materials for any agenda item, click the item title to expand it, then select the view icon to access attachments, or visit <https://westjordan.primegov.com/public/portal>

Work Session 4:00 pm

1. Call to Order

2. Discussion Topics

- a. Discussion of Proposed Rezone and Future Land Use Map Amendment for Vista Farms
- b. Discussion of Northwest Area Plan for the Area Between U-111, Mountain View Corridor, 6600 South, and 7800 South (Oneleven, Harper Pit, Senna Hills/HCA)
- c. Continued Discussion and Staff-Led Planning Efforts for the Southwest Quadrant (SWQ) Regarding Residential Density and Development

3. Administrative Items

Topics not included on the agenda, brought up for discussion to address matters of importance or items needing prompt attention. Final action on these topics will not be taken at this meeting.

4. Adjourn

Please note that at the conclusion of this meeting, the Council will convene for its Regular Council meeting.

Upcoming Meetings

- Tuesday, October 13, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, October 27, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, November 17, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)

Certificate of Posting

I certify that the foregoing agenda was posted at the principal office of the public body, on the Utah Public Notice website, on West Jordan City's website, and notification was sent to the Salt Lake Tribune and Valley Journal.

Posted and dated September 18, 2026 Cindy M. Quick, MMC, Council Office Clerk

Request For Council Action

Action: Request Feedback from Council

Meeting Date Requested : 09/22/2026

Presenter: Mark Forsythe, Associate Planner

Deadline of item : 09/22/2026

Applicant: McArthur Homes

Department Sponsor: Community Development

Agenda Type: Discussion Topics

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. Agenda Subject

Discussion of Proposed Rezone and Future Land Use Map Amendment for Vista Farms

2. Executive Summary

The City Council is being asked to review a proposal to Rezone a 5.36-acre property from A-1 to R-1-8 for a 16-lot single-family residential subdivision. This subdivision aligns with the density requirements of the existing Very Low Density Residential land use designation of the Future Land Use Map, but the requested R-1-8 zone is not one of the suggested zones for this designation listed in the General Plan. In order to align with the General Plan, the applicant is also proposing to amend the Future Land Use Map designation of Very Low Density Residential to a Low Density Residential designation. Staff and the applicant request feedback from the City Council to determine if the proposed Low Density Residential land use designation and the proposed R-1-8 zone are compatible with the surrounding neighborhood, appropriate to the zoning patterns in the area, and if the density increase is appropriate.

3. Time Sensitivity / Urgency

N/A

4. Fiscal Note

N/A

5. Staff Analysis

The subject property sits directly adjacent to West Jordan's southern border, situated between the Salt Lake Community College campus and the Utah Lake Distributing Canal. The property consists of 2 meters and bounds parcels under the same ownership that combine to a total of 5.36 acres. The property is currently zoned A-1, which is an agriculture zone requiring 1 acre lots.

The surrounding lots to the north are long and narrow Rural Residential parcels ranging from one and a half acres to a half acre. The surrounding lots to the south are within the City of South Jordan and are primarily half-acre lots with a townhome PUD to the southwest of the subject property. To the west of the property is the currently vacant area of the Salt Lake Community College campus, which is anticipated as a future expansion area for the college. The east border of the property abuts the Utah Lake Distributing Canal. The maintenance road runs along the opposite side of said canal, and the Aligned Energy Data Center facility is east of the canal road.

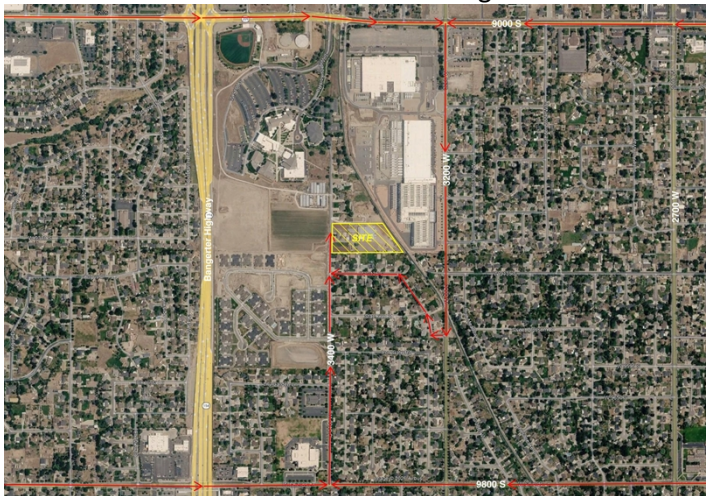
The applicant proposes to develop the property into a single-family residential subdivision consisting

of 16 lots and an on-site detention basin. Most lots will be 10,000 square feet or larger, but will be narrower than the minimum lot width required for an R-1-10 zone. In order for the proposed concept plan to work, the property would need to be rezoned to an R-1-8 zone to meet the lot width requirements and the minimum lot area requirements for two of the lots. The R-1-8 zone requires a minimum lot width of 75 feet and a minimum lot area of 8,000 square feet, which would align with the proposed concept.

The Future Land Use Map designation for the subject property is Very Low Density Residential, which has a density range of 0 – 3 dwelling units per acre. The proposed concept plan aligns with this density range at 2.99 dwelling units per acre, but the General Plan limits the appropriate zones for this land use designation to the A, RR, RE, R-1-9, R-1-10, R-1-12, R-1-14, PC, and PRD zones. The General Plan lists the R-1-8 zone as appropriate for the Low Density Residential land use designation.

The current Very Low Density Residential land use designation assigns 11 ERC's (equivalent residential connection) for water to the subject property. A change to a Low Density Residential land use designation would assign up to 16 ERC's, which would align with the developer's proposed subdivision. Per discussions between the Public Utilities Manager and the developer, the water from Jordan Valley Water Conservancy District is already allocated to the City, who then has the authority to apportion it out based on the criteria set forth in the 2022 Water Master Plan. These criteria are based on the Future Land Use Map land use designations. Public Utilities has concluded that water is available and they're willing to provide it to the proposed development if the Future Land Use Map land use designation of the property is amended to Low Density Residential to reflect 16 assigned ERC's.

There is no existing or planned access to the proposed subdivision through West Jordan, meaning all access must come from the south through 3400 West. Routes are shown in the following diagram:



6. Mayor Recommendation

N/A

7. Council Staff Analysis

Plain Language Summary

The Council is being asked to provide feedback on an 18-unit proposed residential development. The applicant is requesting a rezone from A-1 to R-1-8 and to amend the Future Land Use Map from Very Low Density Residential to Low Density Residential.

Additional Information & Analysis

- Sewer is not yet available to the site. Public Utilities states there is no public sewer on 3400 West. The nearest line is in the cul-de-sac near 9211 South, and the developer would need to extend it, and any reimbursement terms would be contingent whether on if SLCC or other 3400 West residents tie in.
 - An Adequate Public Facilities Study has not yet been completed.
- The only vehicle access is from the south through 3400 West, which is West Jordan's southern boundary. As a result, all vehicle access to this area would pass through South Jordan.
 - Possible Council question: Has South Jordan been made aware of this proposed development or whether there needs to be any consultation with South Jordan regarding route access such as for emergency services?
- The development being adjacent to a canal requires a 6-foot permanent wrought-iron or masonry fence along the Utah Lake Distributing Canal, a discharge permit from the canal company and Salt Lake County Flood Control, and a 15-foot trail connection between two of the proposed lots.

Connection to General Plan

Land Use

- Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.
- The General Plan is the will of the community and presumed current – developers have the burden of proof on why the General Plan should be changed.

Urban Design

- Support neighborhoods and developments of characters.

8. Possible Council Action

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

9. Attachments

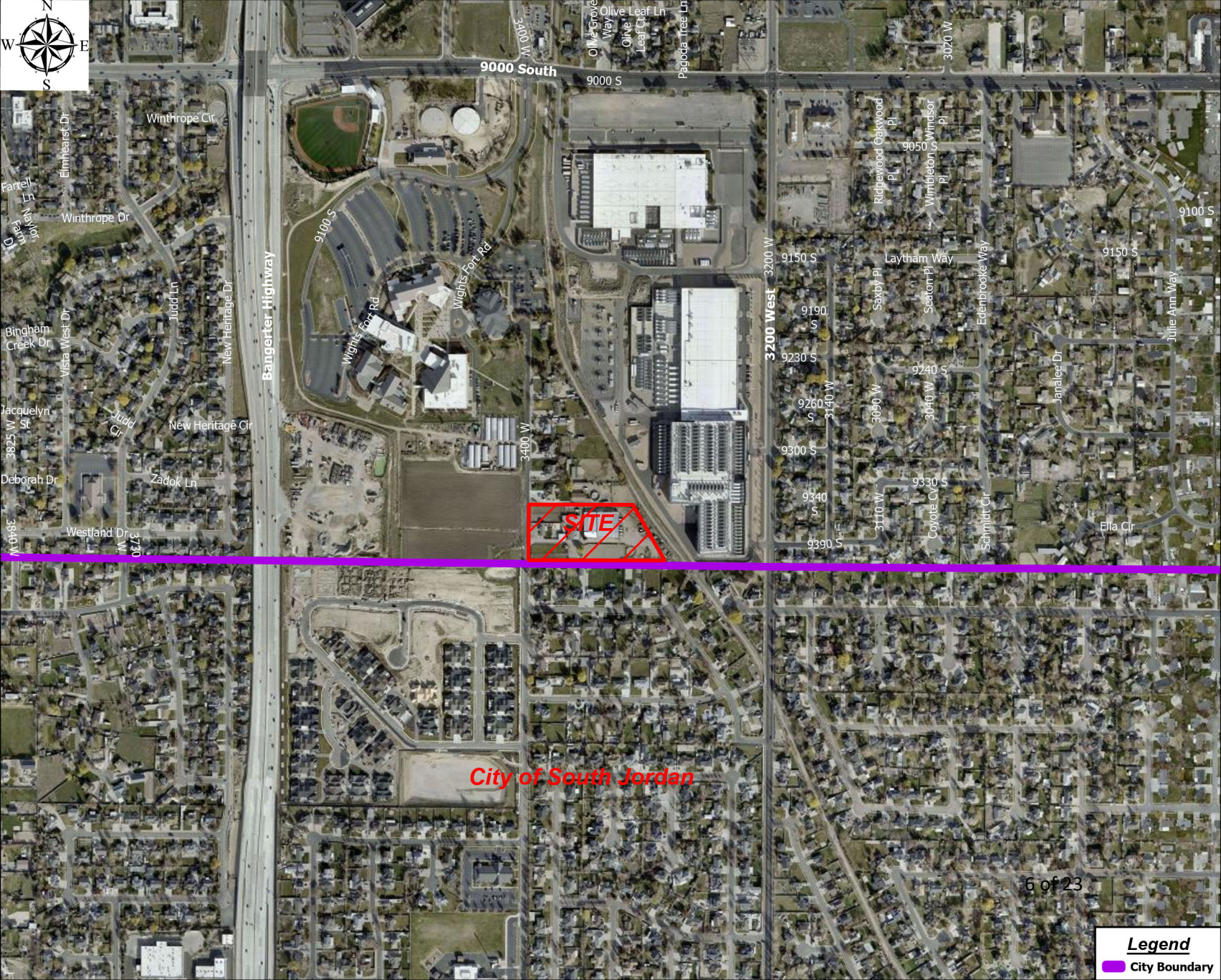
Attachment A - Vicinity Map

Attachment B - Existing Zoning & Future Land Use Map

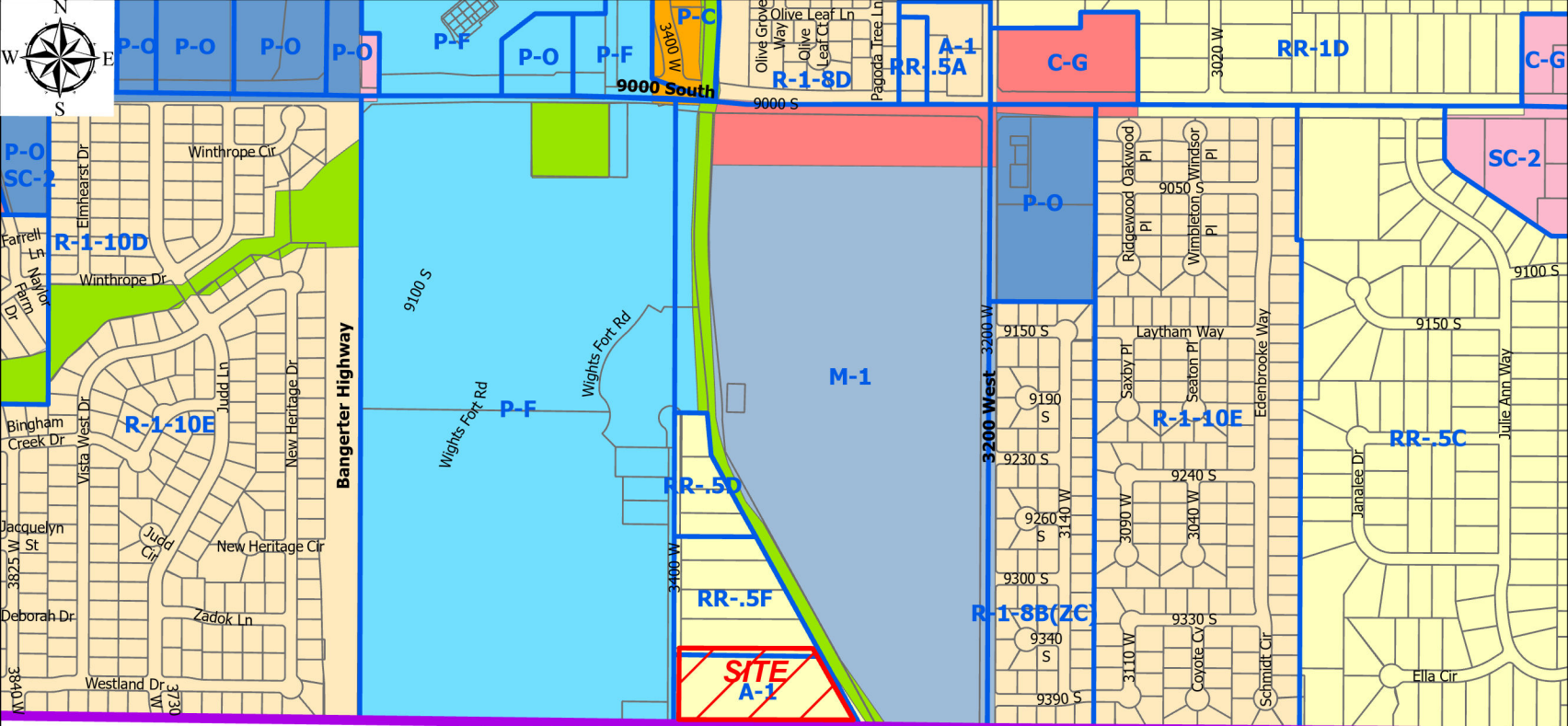
Attachment C - Proposed Zoning & Future Land Use Map

Attachment D - Concept Plan

Attachment E - Pre-Application Meeting Comments



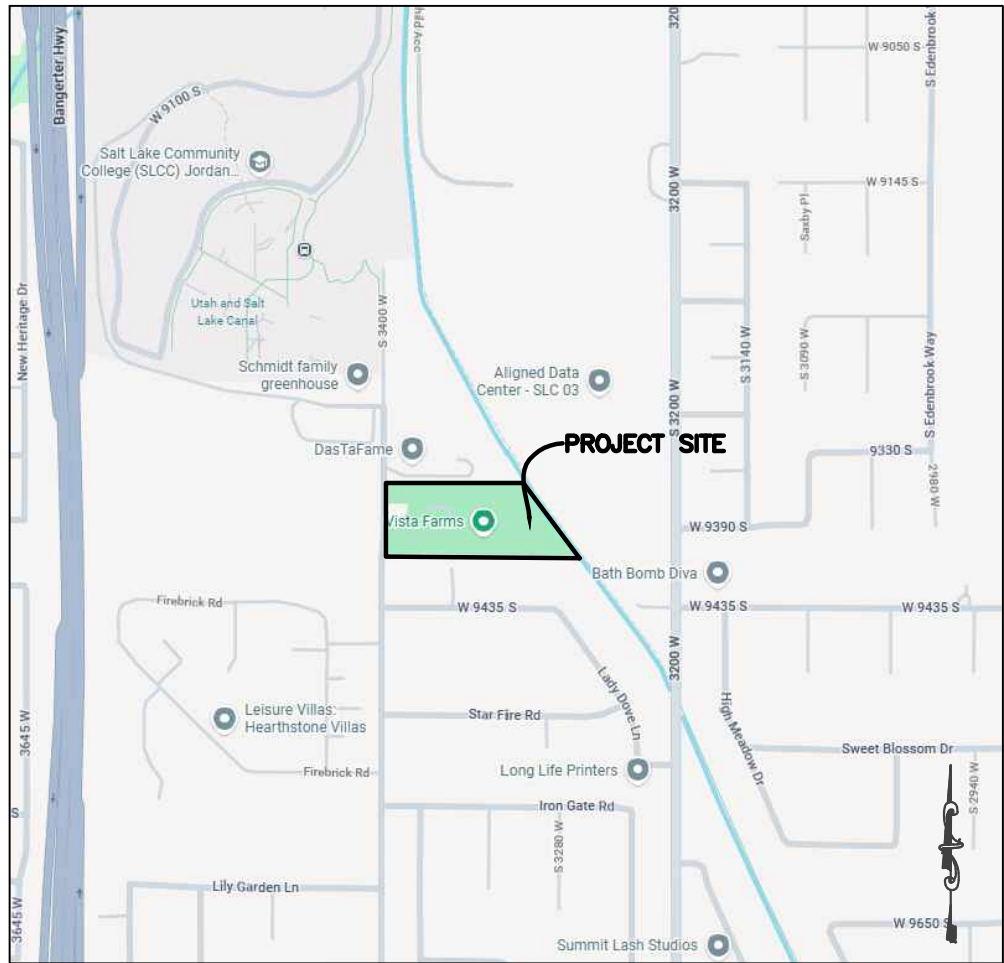
 City Boundary



VISTA FARMS SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY

WEST JORDAN CITY, SALT LAKE COUNTY, UTAH
AUGUST 2026



VICINITY MAP
SCALE: NONE

AS-SURVEYED DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF VISTA FARM ESTATES SUBDIVISION, SAID POINT BEING 30.00 FEET NORTH 89°31'26" WEST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN U.S. SURVEY (SAID SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST EAST BEING NORTH 89°31'30"W 1328.40 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 5); THENCE NORTH 00°03'18" WEST 300.00 FEET ALONG THE EAST LINE OF 3400 STREET; THENCE NORTH 89°31'30" WEST 5.25 FEET; THENCE NORTH 00°03'18" WEST 28.21 FEET TO THE SOUTH LINE OF WASATCH OAKS SUBDIVISION; THENCE EAST 587.34 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE UTAH LAKE IRRIGATIONS COMPANY CANAL RIGHT-OF-WAY; THENCE ALONG SAID WEST LINE THE FOLLOWING (2) TWO COURSES; (1) SOUTH 28°53'11" EAST 15.59 FEET; AND (2) SOUTH 36°49'11" EAST 401.59 FEET TO THE NORTH LINE OF VISTA FARM ESTATES SUBDIVISION; THENCE NORTH 89°31'30" WEST 830.01 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINING 233474 SQUARE FEET OR 5.360 ACRES.

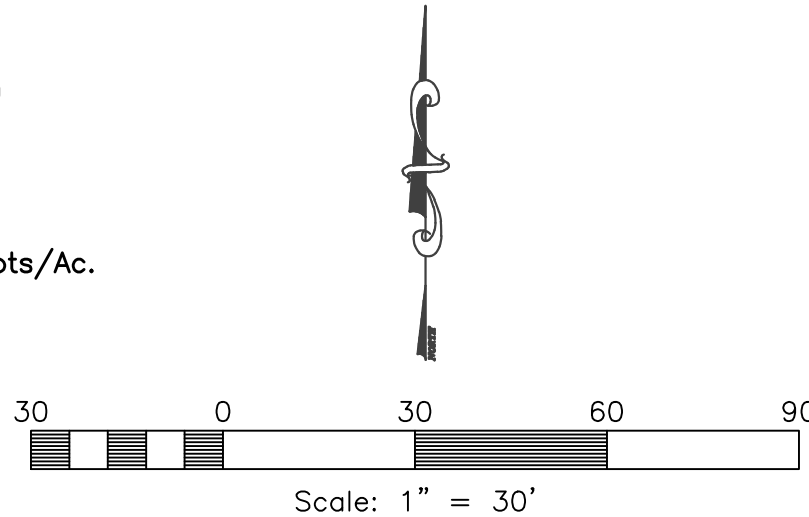
CURVE/LINE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	50.00'	39.35'	38.34'	S68°33'06"W	45°05'36"
C2	50.00'	52.17'	49.84'	N59°00'30"W	59°47'12"
C3	50.00'	52.17'	49.84'	N00°46'41"E	59°47'12"
C4	50.00'	53.97'	51.39'	N61°35'41"E	61°50'49"
C5	50.00'	41.67'	40.47'	S63°36'30"E	47°44'48"
C6	100.00'	13.85'	13.84'	S85°45'38"E	7°56'12"

#	BEARING	DISTANCE
L1	S89°43'45"E	14.55'
L2	N68°08'17"E	21.10'
L3	N64°43'55"W	23.66'
L4	S89°43'45"E	8.34'
L5	S89°15'59"E	5.25'
L6	N00°03'18"W	28.18'
L7	S81°47'32"E	13.75'

DESIGN SPECS.

Total Area.....5.360 ac.
Right-of-Way.....1.00 ac.
Proposed Zone.....R-1-8
Base Density.....5.36/16 Lots = 2.99 Lots/Ac.
Bonus Density
Total Lots Proposed.....16 Lots



LEGEND

- SECTION CORNER
- PUBLIC UTILITY EASEMENT
- POINT OF BEGINNING
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- CENTERLINE
- SETBACKS
- EASEMENTS
- SECTION TIE LINE
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING GAS METER



Project Contact:
Chris Cave
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Developer Contact:
Tyler McArthur
McArthur Homes
South Jordan, UT, 84095
PH: (801)-708-2630

Surveyor:
Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

SOUTHEAST CORNER OF SECTION 5,
TOWNSHIP 3 SOUTH, RANGE 1
WEST, S.L.B. & M. U.S. SURVEY
(FOUND S.L.C.S. BRASS CAP
MONUMENT)
BENCHMARK ELEV: 4551.97'



REVISIONS	DESCRIPTION
DATE	7/15/2026 BASIN OPTIONS
DATE	7/24/2026 LOT ADJUST

Vista Farm Subdivision
PART OF THE SE 1/4 OF SECTION 5, T.3S., R.1W., S.L.B. & M., U.S. SURVEY
WEST JORDAN CITY, SALT LAKE COUNTY, UTAH

Preliminary Plan

Project Info.
Engineer: J. NATE REEVE, P.E.
Planner: C. CAVE
Designer: S. SIMRAYH
Date: 08-26-2026
Name: WEST JORDAN SUBDIVISION
Number: 8299-02



Community Development
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5060

PRE-APPLICATION REVIEW – CITY COMMENTS

PROJECT NAME:	Vista Farms
PROJECT ADDRESS:	9363 South 3400 West
DATE:	July 30, 2026
TO:	Tyler McArthur
FROM:	Mark Forsythe

The following are departmental comments regarding your Pre-Application request:

PLANNING & ZONING DEPARTMENT / PROJECT MANAGER:

Mark Forsythe

801-569-5098

mark.forsythe@westjordan.utah.gov

Review Processes:

1. CITY COUNCIL - COMMITTEE OF THE WHOLE

Process:

- a. Determine if the City Council will, in principle, accept the proposed General Plan Land Use Map Amendment and Zoning Map Amendment or reject it.
- b. Contact the Project Manager (Mark Forsythe) when you've decided on the zone and the concept plan has been updated, and he will work with the Council Office to get you on the next available meeting. The City Council is fully booked through August, so the soonest meeting will be in September.
- c. Not a public hearing. Does not guarantee nor grant any form of formal approval.

If the City Council provides positive feedback for the proposal, you may then apply for the General Plan Land Use Map Amendment and Zoning Map Amendment review.



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2. ADEQUATE PUBLIC FACILITIES STUDY

Adequate Public Facilities Study: See attached Checklist B for required information to be included in the Adequate Public Facilities Study. Coordinate with Public Utilities (Dave Murphy) for details.

Process:

- a. Adequate Public Facilities Study needed to determine how the project will be serviced for utilities, particularly water and sewer. Please coordinate with the Public Utilities Manager (David Murphy) to complete and review this study.

3. GENERAL PLAN LAND USE MAP AMENDMENT (Very Low Density Residential to Low Density Residential), ZONING MAP AMENDMENT (A-1 to R-1-8)

To access the required application packets/checklists, please use the following links:

General Plan Land Use Map Amendment: <https://www.westjordan.utah.gov/wp-content/uploads/2025/10/General-Plan-Land-Use-amendment.pdf>

Zoning Map Amendment: <https://www.westjordan.utah.gov/wp-content/uploads/2025/10/Zoning-Map-Amendment.pdf>

a. Formal Submittal

- Submit the concept plan (incorporating any feedback from the City Council), letters, survey, documents and information listed on the Application Checklist included in each application packet. Once everything is fully prepared and compiled, send everything via email to mark.forsythe@westjordan.utah.gov to apply.
- Review for Completeness (2-3 days) to determine if all plans, documents and information for each application have been submitted.
- Pay the review fees for each application

b. Staff Review

- 20 business days minimum for 1st review
- 10 business days minimum for each subsequent review

c. Planning Commission (Public Hearing)

- Meets on the 1st and 3rd Tuesday of each month.
- Concept plan and all documents must be approved by all review teams before the project will be put on the agenda.
- As the applicant, you will need to present your proposal to the Planning Commission, explaining how it meets all Criteria for Approval of §13-7C-6 and §13-7D-6A of the West Jordan City Code.



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West Jordan, Utah 84088
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- The Planning Commission will then make a decision to recommend approval or denial to the City Council.

d. City Council (Public Hearing)

- Meets on the 2nd and 4th Tuesday of each month
- As the applicant, you will need to present your project to the City Council, explaining how it meets all Criteria for Approval of §13-7C-6 and §13-7D-6A of the West Jordan City Code.
- The City Council will then make a decision to approve or deny the proposed General Plan Land Use Map Amendment and Zoning Map Amendment.

If the City Council approves the General Plan Land Use Map Amendment and Zoning Map Amendment, you may then apply for the Preliminary Major Subdivision review.

4. PRELIMINARY MAJOR SUBDIVISION

To access the required application packets/checklists, please use the following links:

Major Subdivision (Preliminary): <https://www.westjordan.utah.gov/wp-content/uploads/2025/10/Preliminary-Major-Subdivision-Packet.pdf>

Process:

a. Formal Submittal

- Submit all of the plans, plat, documents and information listed on the Application Checklist included in the application packet.
- Review for Completeness (2-3 days) to determine if all plans, documents and information for each application have been submitted.
- Pay the review fees

b. Staff Review

- 15 business days minimum for 1st review
- 10 business days minimum for 2nd review

c. Planning Commission

- Meets on the 1st and 3rd Tuesday of each month.
- Plans must be approved by all review teams before the project will be put on the agenda.



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- As the applicant, you will need to present your project to the Planning Commission, explaining how it meets all Criteria for Approval of §14-3-7 of the West Jordan City Code.
- The Planning Commission will then make a decision to approve or deny the preliminary proposal.

Once the Planning Commission has approved the Preliminary Major Subdivision, you may then apply for the Final Major Subdivision review.

5. FINAL MAJOR SUBDIVISION

To access the required application packets/checklists, please use the following links:

Major Subdivision (Final): <https://www.westjordan.utah.gov/wp-content/uploads/2025/10/Major-Final-Subdivision-application-packet-August-2025.pdf>

Process:

a. Formal Submittal

- Submit all of the plans, documents and information listed on the Application Checklist included in the application packet.
- Review for Completeness (2-3 days) to determine if all plans, documents and information for each application have been submitted.
- Pay the review fees

b. Staff Review

- 20 business days minimum for 1st review
- 20 business days for 2nd review
- Plans and plat approved by staff once all review departments have no further redline comments.
 - Once approved, plan sets will be signed, impact fees will be paid, public improvement bonds will be posted (if recording the plat prior to construction), and a Pre-Construction Meeting will be held.
 - Plat mylar will need to be reviewed and signed by all responsible parties and recorded at the Salt Lake County Recorder's Office.



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Comments:

1. The concept plan meets the lot size requirements for the R-1-10 zone and the proposed density of 2.9 dwelling units per acre meets the density range for the current Very Low Density Residential land use map designation but the lot widths do not meet the minimum 85' lot widths required by the R-1-10 zone. So you can either:
1. Modify the plan to meet the 85' lot widths and rezone the property to R-1-10; or 2. Amend the Future Land Use Map designation to Low Density Residential and Rezone the property to an R-1-8 zone.
 2. A 6-foot-tall permanent fence is required along the Utah Lake Distributing Canal property. Materials of the fence must be approved by the Planning Commission. Wrought iron or masonry is generally preferred.
-

PUBLIC UTILITIES ENGINEER:

David Murphy
801-569-5074

david.murphy@westjordan.utah.gov

Comments:

1. There is no public sewer currently available for this project on 3400 West Street. The closest sewer line is in the cul-de-sac near 9211 South. The developer will need to extend this sewer to his project. Potential reimbursements for this work will depend upon other properties that could develop into this new sewer (SLCC and residents along 3400 West), and terms and conditions set as part of that agreement.
2. Use of sewer ejector systems (sewer pumps) are not desirable. Gravity sewer should be used if at all possible with the grades available. This may mean that some properties may not accommodate basements.
3. Fire flow service would be through a long 8 inch dead end main. Typical fire flow demand for residential structures proposed by this project must be checked against flows coming through this dead end main at the furthest endpoint of the proposed project.



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4. Storm drain outflow from this project will likely be into the Utah Lake Distributing Canal, and from thence into Bingham Creek just past 9000 South. A discharge permit will therefore be required from the canal company and Salt Lake County Flood Control. Detention ponds requiring City maintenance must be built to full City standards.

PUBLIC WORKS ENGINEER:

Todd Johnson

801-569-5044

todd.johnson@westjordan.utah.gov

Comments:

1. All cul-de-sacs must be graded towards the street unless otherwise approved by the City Engineer.
2. All local roads are to have 50' ROW (including 3400 West). Cul-de-sac radius to be 50' to TBC. Curve 3400 West as needed to adjust.
3. All roadway improvements must be completed along the widened section of 3400 West.
4. Use 10' PUEs along front and rear lot lines.
5. Property lines on the east side (adjacent to the canal) do not appear to line up with your design.
6. Address how drainage will be controlled along 3400 West.

TRAFFIC ENGINEER:

Nestor Gallo

801-569-5047

nestor.gallo@westjordan.utah.gov



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Comments:

1. Show pedestrian crosswalk along 3400 West.
 2. Add a 15-foot-wide trail connection to the Utah and SLC canal between lots 8 and 9.
 3. Add ADA ramps to the pedestrian crossings.
 4. Cul-de-sacs must be graded to drain east to prevent flooding of lots 7, 8, 9, and 10.
 5. Show public right of way extending from the back of the sidewalk to the back of the sidewalk chord line and not the arc line.
-

FIRE DEPARTMENT:

Mike Jensen
801-260-7304
mike.jensen@westjordan.utah.gov

Comments:

1. Please show the two nearest existing fire hydrants.
 2. Turn radius should be 28 inside and 50 outside based on a 60 ft. vehicle.
 3. Any dead end that has 30 or more units, or is over the 750 ft. dead end, may require an additional emergency egress.
 4. Maximum distance from any point on street or road frontage to a hydrant shall not exceed 250 feet.
 5. Please show all grades in percent on plans.
-



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Please be advised that these comments are intended to identify significant issues specific to site development and outline required review processes in preparation of formal submittals. The project will be required to meet all applicable requirements of the City of West Jordan Code, which are available at:

https://codelibrary.amlegal.com/codes/westjordanut/latest/westjordan_ut/0-0-0-38187

If the plans change significantly, another Pre-Application Meeting may be required.

Impact Fees are charged on all developments to help pay for construction costs of off-site capital improvements that service all development in West Jordan. These fees are implemented to mitigate the economic burden on The City of West Jordan in its efforts to support growth within the city. Impact Fees are assessed at the end of the review process and need to be paid before the project can be approved for construction.

If you have any questions regarding any of the review comments, please feel free to contact either the project manager or project team member.

Thank you.

Request For Council Action

Action: Request Feedback from Council

Meeting Date Requested : 09/22/2026

Presenter: Tayler Jensen, AICP, Senior Planner

Deadline of item :

Applicant: City of West Jordan

Department Sponsor: Community Development

Agenda Type: Discussion Topics

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. Agenda Subject

Discussion of Northwest Area Plan for the Area Between U-111, Mountain View Corridor, 6600 South, and 7800 South (Oneleven, Harper Pit, Senna Hills/HCA)

2. Executive Summary

There is a lot of new activity in the Northwest Quadrant of the City, the purpose of this item is to discuss the interrelated infrastructure, density, and development considerations in the area and make sure growth is happening in a coordinated and sustainable pattern.

While Oneleven, Harper Pit, and Senna Hills/HCA are their own stand alone projects they do interrelate to each other and coordinating may be beneficial considering the following:

- Road Networks (Already Built, and Planned)
- Major Utility Lines/Networks (Already Built and Planned)
- Density
 - Existing
 - Planned
 - Neighborhood by Neighborhood and Area Wide
- Interrelated Development

3. Time Sensitivity / Urgency

All these projects are moving forward with highly motivated applicants.

4. Staff Analysis

N/A

5. Mayor Recommendation

6. Council Staff Analysis

Plain Language Summary

This is a staff-initiated discussion about whether three separate development proposals which are in the same area of the City – Harper Master Planned Community (Harper Pit), Oneleven Phase 2, and Senna Hills – should be coordinated as a single “Northwest Area Plan”, or continue as separate, standalone applications.

The area is between Mountain View Corridor and U-111, between 6600 South and 7800 South. Combined, these three proposals would add roughly 1,000 net new dwellings to the area (Harper: 439; Oneleven: 163; and Senna Hills: 399), for a combined built-out total of approximately 1,314 units. Sewer, stormwater, and roadway solutions for Harper and Oneleven already depend on infrastructure to the east of Mountain View Corridor, in the vicinity of Senna Hills/HCA (hospital) site, and coordination on this has occurred informally between individual applicants, without a City-level analysis evaluating all three projects' infrastructure needs together. The three projects are also proceeding under separate governance structures (Master Development Agreements (MDA)) rather than one, which raises the question of whether a unified plan would require a single MDA or coordinated provisions with the individual MDAs.

Timeline & Background Information

- [January 13, 2026](#) – Council adopted a Future Land Use Map amendment for the 86.14-acre Senna Hill/HCA (hospital) site, 42 acres residential and 44 acres Professional Office and rezoned the area to Professional Office to allow the Free-Standing Emergency Room to proceed and to set up a future residential rezone on the northern portion.
- [July 28, 2026](#) – Harper Master Planned Community, Oneleven Phase 2, and Senna Hills proposed developments all presented at COTW. Senna Hills' initial concept showed 439 units, and Council indicated concern about unit count and the number of private roadways in the concept.
- [September 8, 2026](#) – Based on previous feedback, Senna Hills returned to COTW with a reduced unit count of 399 units, and the layout changed to nearly all public roads, and to request add the Interchange Overlay Zone (IOZ) to the parcel. Council indicated general support for the revised density and unit count.

Additional Information & Analysis

- **Infrastructure coordination** – The Senna Hills applicant confirmed at COTW on Sept 8, 2026 that a City master-planned sewer and storm drain line running between Harper and Senna Hills site is currently under construction, and that the applicant has been coordinating directly with the Harper Pit developer on shared utility needs. This coordination is happening at the applicant level. Council may wish to ask staff whether this is also being tracked and verified with the City engineering level across all three projects, and not just these two.
- **Water/ERC availability** – All projects currently require the developers to secure additional ERCs beyond the current City allocation. For Senna Hills, staff indicated on Sept 8 that roughly 152 ERCs are needed for the residential portion against the current 108 ERCs already secured from the Jordan Valley Water Conservancy District.
- **Transportation connectivity** – Harper's site plan reserves the 6400 West alignment as far west as possible specifically to preserve flexibility for a planned flyover bridge connecting 7000 South to Verdigris on the east side of Mountain View Corridor - the same corridor separating Harper/Oneleven from Senna Hills. This bridge is the primary vehicle link between the two halves of the planning area, but no combined trip-generation analysis across all three projects has been completed.
- **Parks** – Staff's original recommendation was to remove one or two lots adjacent to the park access to improve public visibility into the park and reduce the risk of unmonitored activity. Council instead directed the applicant to extend the cul-de-sac and relocate the turnaround further into the park area, preserving lot count while addressing the visibility concern through road design rather than lot removal.

- **Governance Structure** – Senna Hills’ MDA is intended to combine the HCA Hospital/Commercial site and the residential portion under one agreement. Harper and Oneleven are proceeding under separate agreements with Oneleven following its current MDA. If the Council directs that a unified area plan, the Northwest Area Plan, be created, it would be beneficial to determine if a single MDA for all three projects should be established, or to coordinate the specific needs for each project for potential connectivity, infrastructure, and transportation considerations within individual MDAs for each proposal.

7. Possible Council Action

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;
4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

8. Attachments

Request For Council Action

Action: Request Feedback from Council

Meeting Date Requested : 09/22/2026

Presenter: Scott Langford, Community Development Director

Deadline of item :

Applicant: City of West Jordan

Department Sponsor: Community Development

Agenda Type: Discussion Topics

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. Agenda Subject

Continued Discussion and Staff-Led Planning Efforts for the Southwest Quadrant (SWQ) Regarding Residential Density and Development

2. Executive Summary

On September 8th Staff presented the findings of their one-on-one meetings with members of the City Council. At this meeting the Council reaffirmed their desire for the Residential proportion of the SWQ to be no more than 20% of the entire quadrant. The main purpose of this meeting will be to determine the correct locations for the Residential development and to discuss density ranges.

3. Time Sensitivity / Urgency

Property owners in the area wish to move forward with applications as soon as the City Vision is Adopted.

4. Fiscal Note

n/a

5. Planning Commission Recommendation

n/a

6. Staff Analysis

Current Approvals

Currently 2 projects have been approved within the Southwest Quadrant:

- Jones Landing North
 - 53.4 Acres
 - 19.2 Acres of Residential/Park
 - Vested with 336 Units, currently being built (GEM West Jordan Apartments)
 - 34.2 Acres of Office/Warehouse
- Wasatch Electric
 - 54.199 Acres
 - 10.047 acres COMU (Residential/Commercial)
 - Vested with 164 DU, currently in final reviews (Bellamy Project)
 - 43.898 Acres for HTME (Economic Development)
 - 11.42 Acres developed with Wasatch Electric

Overall Current Approvals: 107.599 Total Acres (25.07 Res. / 82.529 Econ. Development) 501 of 23
19.46

DU/AC (19% Res 81% Economic Development)

Unvested Property in the Southwest Quadrant remaining: Approximately 892.401 Acres

7. Mayor Recommendation

8. Council Staff Analysis

Plain Language Summary

The Council is being asked to consider the residential to non-residential density within the boundaries of the area east of U-111, south of 9000 South, and northwest of New Bingham Highway. Future discussions about the Southwest Quadrant will focus on other areas of the Southwest Quadrant primarily west of U-111.

Timeline & Background Information

The City Council has discussed or heard about the Southwest Quadrant on:

- June 1, 2022 - Committee of the Whole - Discussion of the proposed plan and ordinances for the Southwest Quadrant;
- July 27, 2022 - City Council meeting - Adopted Ordinance No. 22-14, creating Article N “Southwest Quadrant Mixed Use (SWQ-MU) Zone”;
- March 27, 2024 - City Council meeting - Public hearing held on Ordinance No. 24-13 (Jones Landing MDA/Plan) and Ordinance No. 24-14 (Jones Landing North Future Land Use Amendment);
- November 18, 2025 - Discussion about a possible rezone to SWQ-MU and Future Land Use Map amendment for acreage located 7382 W New Bingham Highway;
- January 9, 2026 - Legislative/Executive Retreat - Southwest Quadrant Update by staff
- January 27, 2026 - Committee of the Whole - Continued discussion about a possible rezone to SWQ MU and Future Land Use Map amendment for acreage located at 7382 W New Bingham Highway;
- February 10, 2026 - Committee of the Whole - Continued discussion about a possible rezone to SWQ-MU and Future Land Use Map amendment for acreage located at 7382 W New Bingham Highway;
- March 10, 2026 - Committee of the Whole - Continued discussion about a possible rezone to SWQ MU and Future Land Use Map amendment for acreage located at 7382 W New Bingham Highway;
- March 31, 2026 - Committee of the Whole - Discussion on the Southwest Quadrant; and
- September 8, 2026 – Committee of the Whole – Council discussion focused on the residential to non-residential land use acreage ratio that they would be support for the Southwest Quadrant. The City Council indicated continued support for a ratio of 80% non-residential and 20% residential development within the Southwest Quadrant area.

9. Possible Council Action

The Council may choose to:

1. Move the item forward to a future Council Meeting for consideration and possible final action;
2. Continue the item to a future Committee of the Whole meeting;
3. As applicable, refer the item to the Planning Commission, a Council Subcommittee, or an Ad Hoc Committee;

4. Table the item indefinitely;
5. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

10. Attachments