



Minutes of the City of West Jordan
Committee of the Whole
Tuesday, September 08, 2026 – 4:00 pm
Approved September 22, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

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

Absent: Vice Chair Kent Shelton

Staff: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, City Attorney Josh Chandler, Utilities Manager Greg Davenport, Senior Planner Tayler Jensen, Community Development Director Scott Langford, Assistant City Administrator Paul Jerome, Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Attendee Jim Grover

Chair Wignall called the meeting to order at 4:01 pm, and noted that Council Member Shelton was excused.

2. Discussion Topics

a. Continued Discussion of a Proposed Rezone for Barber Estates (5490 West) and Roadway Improvement Requirements

Tayler Jensen, AICP Senior Planner, reported that the Barber Estates item was a continuation of a Council discussion held July 28, 2026. He said the applicant was asking if the Council would support a half-width road on 5490 West with any of the following options: installation of a median curb; installation of a painted yellow line; or installation of an emergency access gate and signage. The applicant provided a new R-1-12 concept plan for Council consideration, with 19 lots exceeding 12,000 square feet. Mr. Jensen said it was the opinion of staff that the R-1-12 layout looked good and met R-1-12 standards, but staff did not support the proposed half-width road. He said if the Council chose to support a half-width road, staff recommended choosing the painted yellow line option. Mr. Jensen said it was his understanding that neighboring property owners had indicated they may be willing to sell their half-width to allow full width buildout.

Council Member Whitelock reported that at a meeting with the neighboring HOA, Shane and Kristen Bowler had indicated willingness to sell their half of the private road with addition of an eight-foot wall on the Bowler side. Council Member Whitelock said they had indicated a preference for the driveways to not align, and the Jones family requested a stub road. She said the neighbors did not want the new units to be rentals. Council Member Whitelock said she would not support a half-width road because she believed it would cause problems long-term, and suggested the City work with the developer to accomplish a full road and an eight-

foot fence on the Bowler side. Council Member Bedore commented that a six-foot fence or wall was the City standard, and asked if the Bowlers would be willing to pay for the additional one or two feet of the requested eight-feet. Council Member Whitelock said she believed the Bowlers wanted an eight-foot wall to provide more safety and more of a boundary between their farm and the residential.

Council Member Jacob said he had thought the half-width road question had already been answered, and expressed the opinion there was no way to make a half-width road work. He stated a full-width road was needed. Council Member Jacob said he thought the R-1-12 Zone was appropriate. Council Member Harris asked if the neighbors were satisfied with the R-1-12 Zone, and Council Member Whitelock responded they were. Council Member Lamb said he agreed that a full-width road was needed. He expressed concern that a part of the road for which the City had collected money eight years ago had not been completed.

A majority of the Council indicated support for the proposed R-1-12 Zone, and support for requiring a full-width road. Assistant City Attorney Duncan Murray said some of the issues mentioned were land owner issues that really did not involve the City. He advised that a development agreement was not required by the zone, and unless specific issues were identified that were not resolved by City Code, there should not be a development agreement. Mr. Murray said the Council could require a full-width road, but getting to that point should be up to the property owners.

Council Member Jacob commented that a lot of the details brought up by the HOA would normally figure into the subdivision discussion and would be discussed by the Planning Commission, as opposed to the zoning discussion. He asked if the Council could require the details to come back to the Council for approval. Mr. Murray responded that the Land Use Development Management Act (LUDMA) and the City's form of government prevented the Council from being the appeal authority. Council Member Jacob mentioned that members of the Council had been involved in some of the back-and-forth between land owners and the developer, and he felt it was good to point out that the Council should really only be concerned with the zoning and whether a half-width road should be allowed. Mr. Murray agreed that wall height, street alignments, stub streets, and placement of lots were outside the Council's purview at that time, although he said it was important for the Council to have the information to be able to make informed decisions. Council Member Whitelock believed it was the Council's job to speak for the residents and bring issues of concern to staff. Chair Wignall said she appreciated being aware of the details.

b. Discussion of a Proposed Rezone for Senna Hills (7800 S), Adding the Interchange Overlay Zone (IOZ)

Taylor Jensen, AICP Senior Planner, informed Council that the applicant had asked the Council to consider a request to add the Interchange Overlay Zone (IOZ) to approximately 86.14 acres for Senna Hills. The applicant submitted a residential layout for the northern portion (approximately 42 acres) of the property that would include 399 units (49 single-family dwellings, 240 townhomes, 100 condos). Since the project was last reviewed by the Council, the proposed number of units had reduced from 439 to 399 with a density reduction

from 10.4 units per acre to 9.44 units per acre. Most of the roads in the new layout were public, with only a few private roads.

Mr. Jensen said staff believed the layout was improved by introducing public roads though the bulk of the property. He said some block lengths remained long, possibly necessitated by topography and geographic conditions. He said the proposed park would still be isolated from the south, and staff suggested removing one or two lots to open access and visibility to the park. Mr. Jensen explained engineering concerns about the practicability of the northern cul-de-sac.

Responding to a question from Council Member Whitelock, Mr. Jensen said the subject location was designated Location B on the IOZ Map. He said the remainder of the parcel was anticipated for hospital and commercial development. Utilities Manager Greg Davenport said 152 ERCs were set aside for the property. Council Member Whitelock expressed great concern about water. Mr. Jensen believed the developer was working with Jordan Valley Water Conservancy District. Council Member Whitelock was pleased to see the proposed number of condos, as long as the units would be for purchase. Staff said the units would not be for rent. Council Member Whitelock commented that kids grew out of “tot lots” quickly, and suggested one of the proposed play areas should be a larger playground.

Council Member Jacob suggested ERCs needed to be redefined in the City Code, with different ERC factors for different zones. Council Member Jacob compared the proposed project to the existing Terrace Hills development, and said he preferred the previous concept plan with more front-facing, alley-loaded units. Council Member Whitelock expressed concern for guest parking with the new concept plan. Council Member Jacob commented that more street parking would be available with the previous concept plan.

Council Member Whitelock did not like the placement of the proposed park space, she would rather see a house in the proposed park location, even if the yard had a strange shape. She would prefer the park be moved. Mr. Jensen felt the applicant had done a good job of placing higher density closer to the hospital and transitioning to single family next to existing single-family neighborhoods. He said the park acreage was tricky. Council Member Jacob suggested another row of single-family units for another row of buffer between existing neighborhoods and density.

Responding to comments about the proposed park space, Brandon Watson with Edge Homes said one concept under consideration included condos and a large open space hillside, which would bring connectivity. He spoke of challenges with placement of a sewer line. Answering a question from Council Member Whitelock, Mr. Watson said it would be possible to move the clubhouse to the triangle currently designated for park space, although central clubhouse placement was considered more desirable. Council Member Harris said she did not mind the proposed layout. Council Member Lamb said he agreed the clubhouse should be in the middle. Mr. Watson said the proposed placement of the units had a lot to do with the topography of the property, with an emphasis on walk-out units and usable space.

Mr. Watson stated all units in the project would be for sale, and the neighborhood would not be sold to a corporation to be used as rentals. He said all the townhomes would have two-car garages and 22-foot-long driveways, and the condos would have single-car garages with 22-foot-long driveways.

A majority of the Council indicated they were comfortable with the proposed density and development layout. Council Member Bedore liked the idea of removing the two lots next to the proposed park space. Mr. Jensen asked if the Council would be comfortable if the applicant extended the cul-de-sac to be a little longer, and a majority indicated support. Council Member Whitelock was not supportive of stretching the cul-de-sac to be longer.

c. Continued Discussion of Station Area Plan for Jordan Valley Station and Sugar Factory Road

Taylor Jensen, AICP Senior Planner, said staff was seeking Council feedback concerning the proposed Station Area Plans (SAPs) for Jordan Valley Station and Sugar Factory Road Station. In order to meet the State mandated approval timeline, the SAPs needed to be adopted at the September 22, 2026 Council meeting. Mr. Jensen presented the following changes made since the Council last reviewed the SAPs:

- 3D rendered concept images removed;
- 2D maps with current built environment added;
- No new housing shown south of the Trax line at Sugar Factory Road Station;
- New housing at Sugar Factory Road Station shown on UTA parking lot property.

The Council and staff discussed proposed pedestrian crossings. Referring to the Sugar Factory Road SAP, Council Member Lamb said he felt the situation was difficult because the area was already developed. Council Member Jacob said he agreed the area was already developed, and added that the Council did not have a problem with what was already in place. He expressed the opinion that redevelopment would not make the area better. Mr. Jensen said staff were happy with the proposed SAP and the potential to develop the currently unused UTA parking lot.

All members of the Council indicated support for moving forward with the plans.

d. Continued Discussion and Staff-Led Planning Efforts for the Southwest Quadrant (SWQ) Regarding Land Use Ratio

Community Development Director Scott Langford reviewed current City policies and Code with the Council, and stated the purpose and intent of the Southwest Quadrant Mixed Use (SWQ-MU) Zone was to provide a location for high technology industrial and secondary commercial, office, and mixed density buffer residential uses. He read aloud the following language from the General Plan: "...development of the Southwest Quadrant as a major employment center balanced with retail opportunities and affordable housing."

Mr. Langford said West Jordan had a lot of diversity in land use, and shared 2023 land use and workforce statistics (89.8% of West Jordan residents worked outside of West Jordan).

Economic Development Director Jim Grover suggested the following as the next steps moving forward: establish general placement and density of residential land uses (not an overall maximum); refine existing SWQ-MU Zone as needed (i.e., define “hi-tech”, etc.); adopt Southwest Quadrant Area Plan; rezoning requests from the development community considered in concert with the SWQ Area Plan.

Mr. Langford asked the Council to provide feedback concerning the desired ratio of non-residential to residential development. Assistant City Administrator Paul Jerome said staff interviewed each of the Council Members individually and averaged the responses, with a result of 77.5% for economic development and 22.5% residential. Council Member Harris said she believed the ratio should be 80% non-residential and 20% residential. Council Member Whitelock said the SWQ was set aside for a much-needed job center, and suggested a ratio of 90/10, but said she could support 80/20. Chair Wignall suggested 85/15. Council Member Bedore said he agreed with 80/20. Council Member Lamb said he thought 77.5/22.5 was better, but said he could support 80/20. Council Member Jacob said he was more concerned with doing development right than with a specific ratio, and would prefer to consider each piece individually. A majority of the Council indicated support for a guiding ratio of 80/20.

Chair Wignall welcomed comment from Chris Gamvroulas with Ivory Development. Mr. Gamvroulas acknowledged it was difficult for the Council to project and plan for the future. He encouraged the Council to not forget about 190 acres not located in the SWQ when considering high-tech manufacturing. Mr. Gamvroulas commented that the current exercise needed to be finished before potential future industrial partners could be brought in and encouraged the Council to finish the process. He said West Jordan had done more to entitle property in the last six years than any other city in Salt Lake County, and thanked the Council and staff.

Ross Dinsdale with Ivory Homes stated that Ivory and Gardner would have separate development agreements with the City and the current direction of his project had a ratio of around 70/30. He agreed a starting point was needed. Council Member Bedore believed the starting point should be in the City’s favor, with the applicant able to present a request for an adjustment.

Council Member Jacob would not want to rezone a property without the property owner having a say. Mr. Langford said no property would be rezoned without property owner involvement. Council Member Whitelock compared the situation to the IOZ Map, which designated areas where the IOZ could be applied with a petition from the property owner.

3. Administrative Items

Chair Wignall noted that the annual Utah League of Cities and Towns (ULCT) Convention was scheduled for October 27, 2026. The Council discussed options for the Council meetings scheduled for October 27, and unanimously decided to hold the Committee of the Whole meeting after the regular Council meeting that evening.

4. Adjourn

Chair Wignall adjourned the meeting at 6:07 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 8, 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 22nd day of September 2026