



**The City of West Jordan
Committee of the Whole Meeting
October 13, 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 Lewiston Place Future Land Use Map Amendment, Rezone to Add the Interchange Overlay Zone, a Preliminary Development Plan/Master Development Agreement, and an Amendment to The Highlands Master Development Plan
- b. Discussion of Oneleven Phase 2 Rezone, Future Land Use Map Amendment, and Master Development Plan/Agreement
- c. Discussion of Harper Master Planned Community, Rezone, Future Land Use Map Amendment, and Master Development Plan/Agreement
- d. Discussion of Transition Plan for New Solid Waste Service Contract
- e. Discussion of Proposed Amendments to Title 6, Chapter 3B, Section 5 – Revocation of Dog License
- f. Discussion of Proposed Amendment to Title 4, Chapter 2, Articles N, P, and Q – Secondhand Stores, Numismatic Dealers, and Employment Agencies

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 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 October 6, 2026 Cindy M. Quick, MMC, Council Office Clerk

Request For Council Action

Action: Request Feedback from Council

Meeting Date Requested : 10/13/2026

Presenter: Mark Forsythe, Associate Planner

Deadline of item : 10/13/2026

Applicant: Oakwood 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 Lewiston Place, proposing a Future Land Use Map Amendment to High Density Residential, a Rezone to add the Interchange Overlay Zone to the current HFR zone, a Preliminary Development Plan/Master Development Agreement, and an Amendment to The Highlands Master Development Plan.

2. Executive Summary

The City Council is being asked to review the concept of a townhome development involving a vacant 9.84-acre parcel on the west side of 5600 West, south of Home Depot. The property is currently zoned HFR (High Density, Multi-Family Residential) and has a Future Land Use Map designation of Mixed Use & Medium Density Residential.

The developer desires to amend the Future Land Use Map designation of the property to High Density Residential and to Rezone the property by adding an Interchange Overlay Zone to the current HFR zone. The purpose of these changes is to exceed the maximum 18 dwelling units per acre allowed by the current HFR zone to develop a 196-unit townhome planned community at 19.92 dwelling units per acre allowed under the proposed Interchange Overlay Zone. The ERC's (equivalent residential connections) assigned to this property are 80, meaning up to 80 units can currently be adequately serviced with water and sewer utilities.

The developer and City staff request feedback from the City Council concerning the following:

- Will the City Council support an amendment to the Future Land Use Map, designating the property as High Density Residential?
- Will the City Council support an amendment to the Zoning Map, adding the Interchange Overlay Zone to the current HFR zone?
- Does the City Council support amending the Highlands Master Plan & Master Development Agreement?
- Does the City Council approve of the density, provided that the development meets all ordinances of the Interchange Overlay Zone?
- Does the City Council approve of the overall design of the proposed development? If not, what changes should be incorporated?

3. Time Sensitivity / Urgency

The developer will be making future plans based on the feedback from the City Council. They request this feedback as soon as possible.

4. Fiscal Note

As part of *The Highlands* planned community, the property is subject to The Highlands Special Assessment Area. This S.A.A. imposes an extra tax that all property owners within the boundaries of *The Highlands* must pay to the City to fund the maintenance for parks, trails, and other public amenities within The Highlands Master Development Plan area. Staff does not advise removal of the property from this S.A.A., as doing so could jeopardize the funding mechanisms for City maintenance.

5. Planning Commission Recommendation

N/A

6. Staff Analysis

The property at 5702 West Window Ranch Way is zoned HFR (High Density, Multi-Family Residential), which is a zone unique to the West Side Planning Area. As such, the property is also within the boundaries of *The Highlands* planned community as designated by The Highlands Master Development Plan. This master development plan provides a general, basic framework for the overall planned community but does not contain a specific plan for this property. Developments within the HFR zone are entitled to a base density of 9.01 dwelling units per acre as long as various minimum requirements are met through a Preliminary Development Plan. The development may increase this base density if they provide additional amenities/improvements specifically listed in the WSPA ordinances, up to a maximum of 18 dwelling units per acre.

The proposed Interchange Overlay Zone would allow the City Council to determine the appropriate density through a Preliminary Development Plan and Master Development Agreement. In other words, there is no set limit on density other than what the City Council approves and the density limits of the land use designation of the Future Land Use Map. The requested High Density Residential land use designation is the most dense designation available, allowing between 10.1 through 75 dwelling units per acre according to the General Plan. Townhomes and other multi-family developments in the IOZ are exempt from the restrictions of the Balanced Housing ordinances (West Jordan City Code §13-8-23). If rezoned, the development would be primarily subject to the standards of the IOZ rather than the WSPA standards.

The current land use designation assigns 80 ERC's (equivalent residential connection) to the subject property. The developer will need to conduct an Adequate Public Facilities Study, to be reviewed by Public Utilities, and to work with Jordan Valley Water Conservancy District to acquire additional source water to service the 116 ERC deficit.

7. Mayor Recommendation

N/A

8. Council Staff Analysis

Plain Language Summary

Oakwood Homes is proposing a 196-townhome development on 9.84 acres at 5702 West Window Rach Way which is about 19.92 units per acre. The current High Density, Multi-Family Residential (HFR) zone caps density at 18 units per acre, equivalent to about 177 units on this site. Reaching the 196 proposed units requires a Future Land Use Map amendment to High Density Residential and adding the Interchange Overlay Zone (IOZ) to the HFR zone. The area is within the "C" zone of the potential area to be changed to the IOZ. The IOZ does not set a density limit, but allows the City Council to set the density limit through the Preliminary Development Plan and Master Development agreement, within 10.1 to 75 units per acre. There are currently 80 equivalent residential connections (ERCs) for the area which means the developer would be responsible for acquiring about 116 ERCs, and would need to be addressed in an Adequate Public Facilities Study.

Timeline and Background Information

- The site is vacant and zoned HFR, a zone unique to the West Side Planning Area (WSPA);
- The Future Land Use Map designation is Mixed Used and Medium Density Residential;
- The site is within the Highlands planned community;
- December 12, 2006 – Council adopted the West Side Specific Planning Area;
- March 10, 2009 – Council adopted Ordinance 09-04, rezoning portions of the Highlands and established the Transit Overlay District for Highlands East;
- July 31, 2013 – Council adopted Ordinance 13-27, creating the Highlands Special Assessment Area (SAA);
- May 19, 2015 – Highlands Master Development plan updated and approved by City Council; and
- September 21, 2026 – Community Development issued pre-application comments to Oakwood Homes (current applicant).

Additional Information

Interchange Overlay Zone (Title 13, Chapter 6, Article K)

- IOZ standards supersede the underlying HFR zone and other requirements where they conflict;
- IOZ eligibility requires a mapped location, 50 contiguous acres, and adjacency to a Mountain View Corridor interchange, Bangerter highway, or major road that has access to an interchange unless the property is currently adopted into a master planned project and fall within the mapped areas in *Article K*, which this property is within the Highlands Master Development Plan;
- Required elements include a signature space, 10% active open space, 3 major and 3 minor amenities, and a Traffic Impact Study;
- If the IOZ is not added, then the development is limited to 18 units per acre under WSPA HFR standards.

Balanced Housing

- Townhomes and multi-family residential developments located in IOZ are exempt from following the Balanced Housing Ordinance.

The Highlands Master Development Plan (2015)

- The plan is based on WSPA standards and allows 15 to 30 units per acre in the Train Station Overlay District (TSOD);
- The plan places higher-intensity housing near commercial uses;
- The plan does not contain expiration language;
- Any amendment to the plan requires City Council approval.

Fiscal

- The property is within the Highlands SAA. Each residential unit is assessed one ERU, and the City funds 20% of the maintenance costs from the general fund;
- The SAA does not provide a procedure for removing property from the assessment area. Removal would require a formal amendment of the ordinance [NEED TO CONFIRM]; and
- Staff advises against removal which could jeopardize the funding mechanism for City maintenance, and it could impact the allowed and required density amounts for the SAA and Highlands Master Development Plan.

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

Attachment A – Vicinity Map

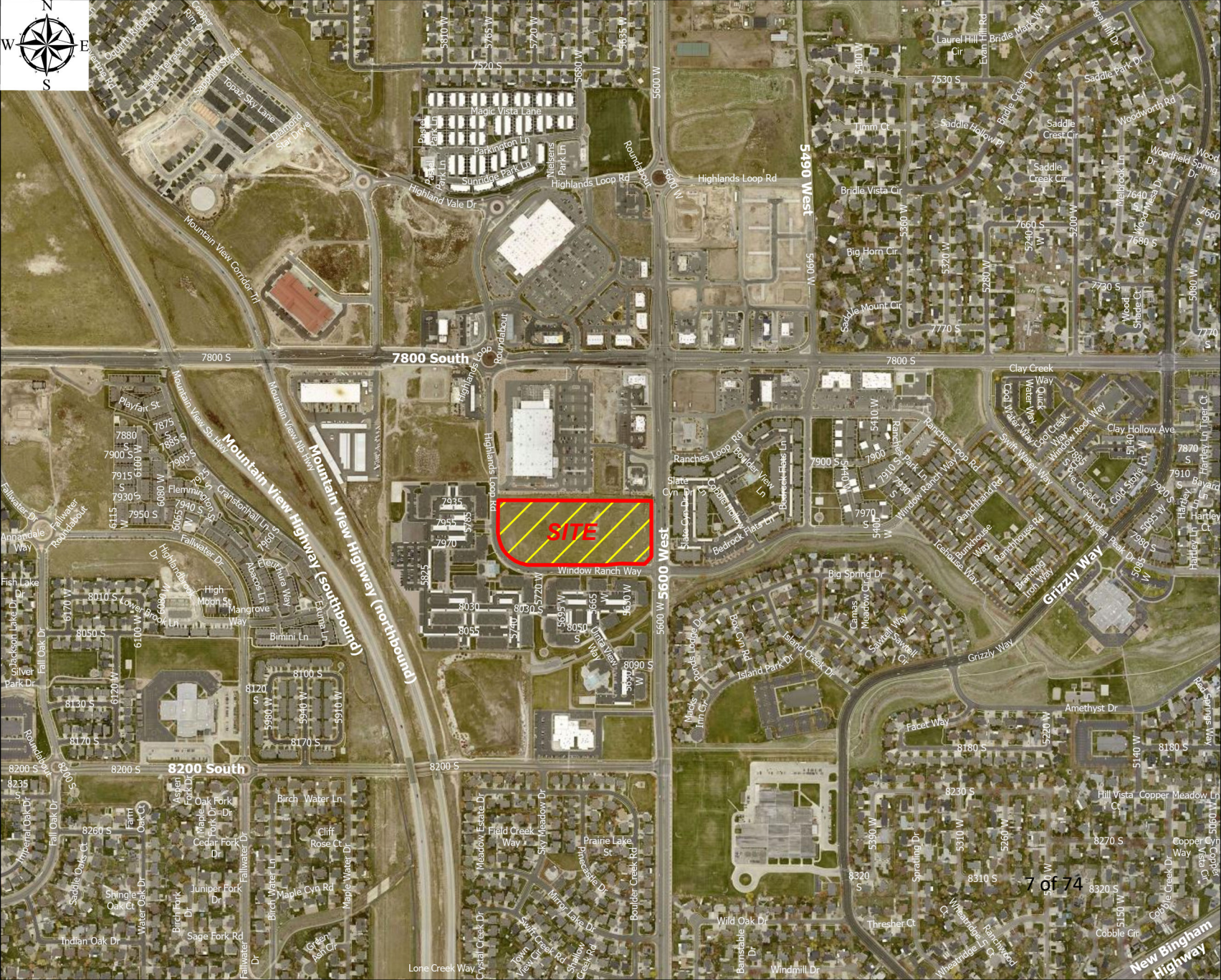
Attachment B – Existing Zoning and Future Land Use Map

Attachment C – Proposed Zoning and Future Land Use Map

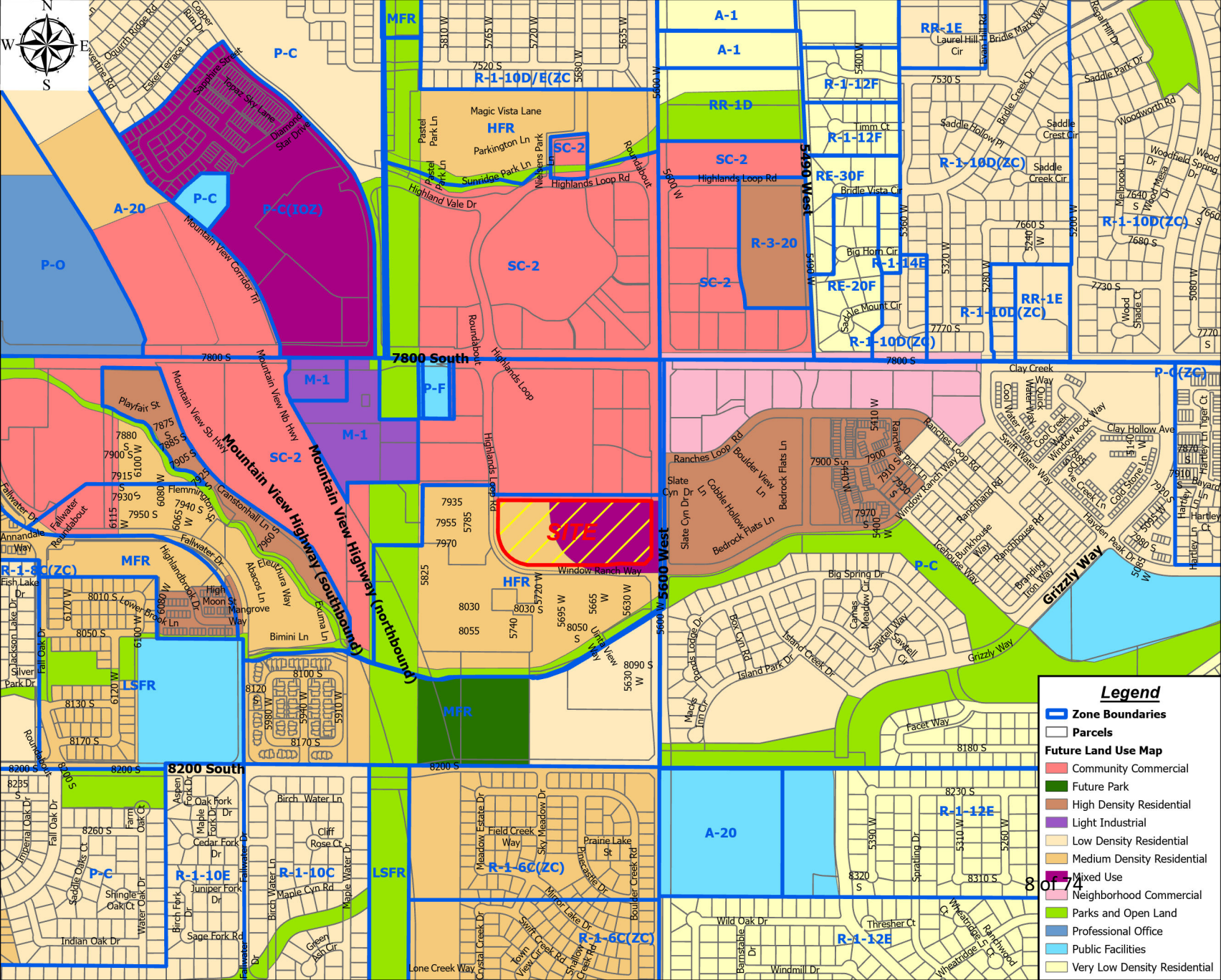
Attachment D – Concept Plan

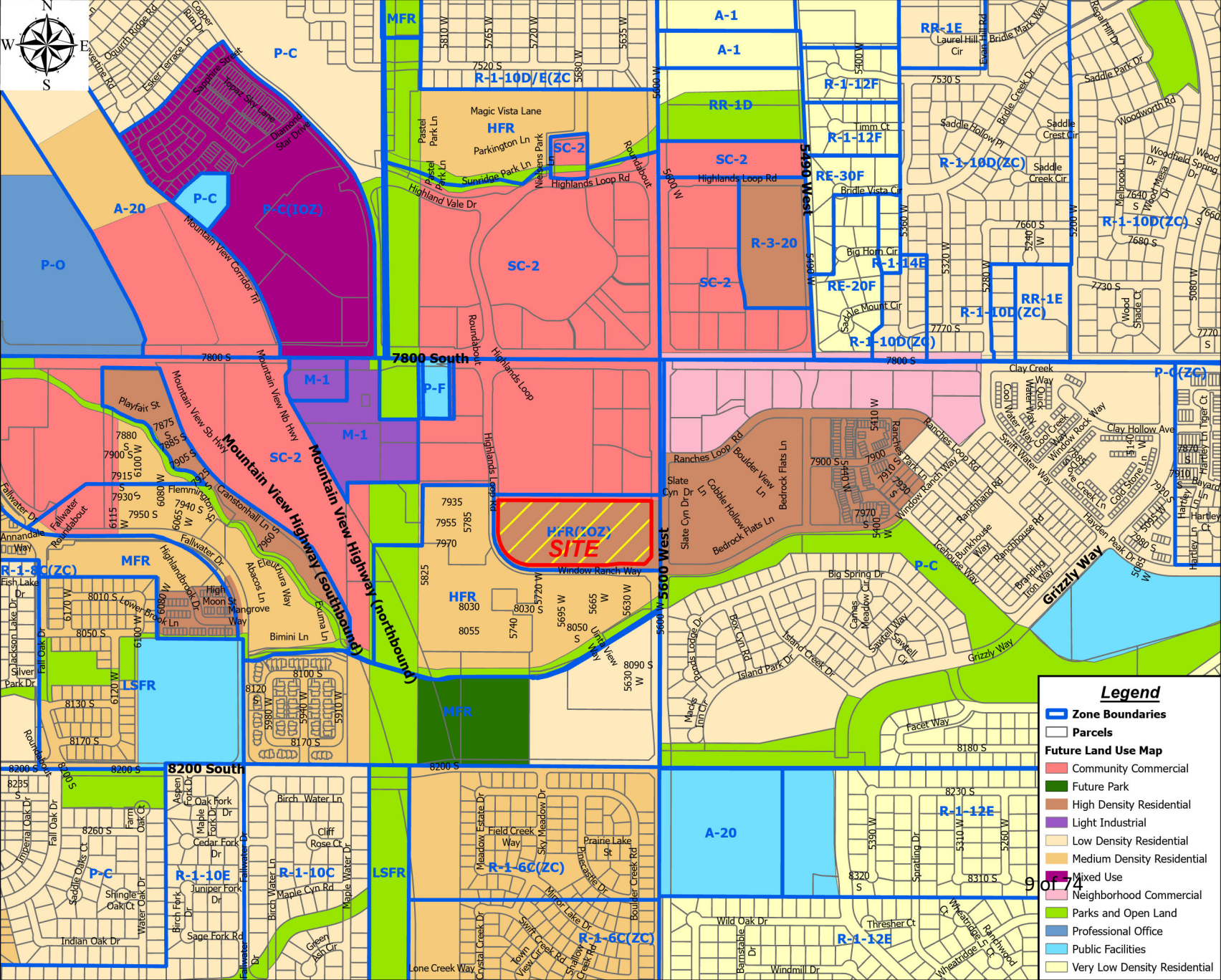
Attachment E – Building Front Facades

Attachment F – Pre-Application Meeting Comments



SITE





Options Below equate up to (~\$8 points.)

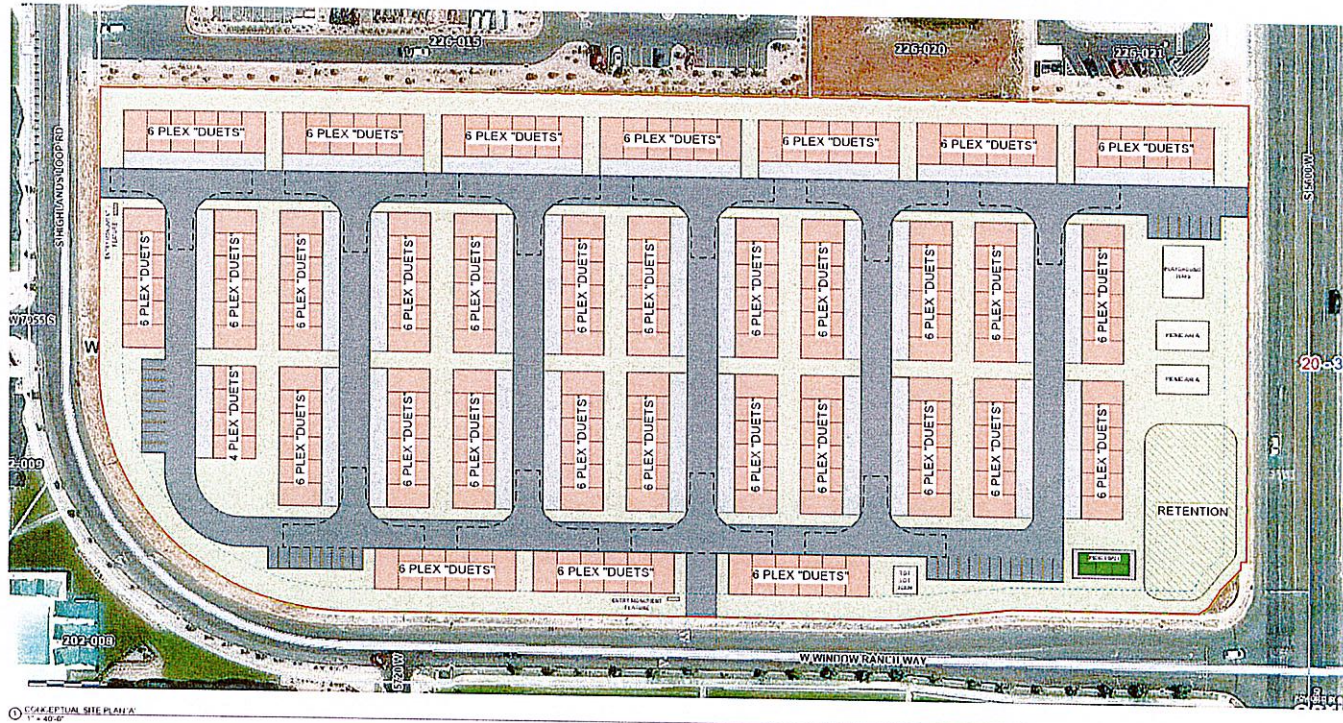
- Installation of enhanced open space/recreational amenities and/or landscaping/irrigation in excess of that required per city standards - up 22%
- Entryway Monument - Up to 10%
- Installation of covered porches throughout 50% of subdivision - Up to 14%
- Equal Dispersion and use of high quality building materials - Up to 12%

Also see 13-5.6 (F), other improvements not on the list can be proposed

- Playground with equipment
- Tot Lot - 1
- Pickleball Court(s) - 2
- Picnic Area - 2

- Common Green - 1
- Courtyards - 2

196 "DUET" STYLE UNITS



① CONCEPTUAL SITE PLAN "A"
1" = 40'-0"

Element
design collective

For the purpose of this study, the following hypotheses were formulated:

PROJECT
OAKWOOD HOMES SITE
LAYOUTS

REVISIONS:

TITLE:
SITE PLAN 'C'

SHEET:
A001

ISSUE DATE: 06/10/2004

CONCEPTUAL DESIGN

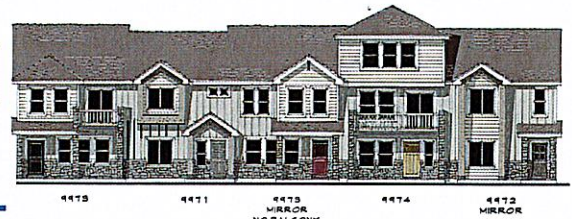
Oakwood

A CLAYTON COMPANY

ARRIVAL



BUILDING TYPE 1



BUILDING TYPE 2



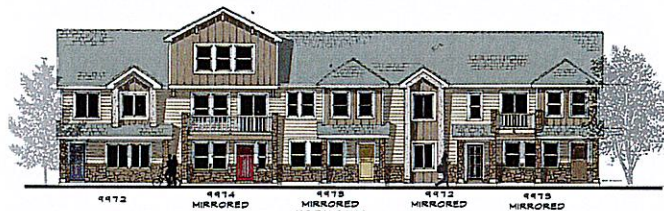
BUILDING TYPE 3



BUILDING TYPE 4



BUILDING TYPE 5



BUILDING TYPE 6

BUILDING TYPE EXTERIOR ELEVATIONS

ARRIVAL 9970 TOWNHOMES

1.15.26 DRG



Community Development
8000 South Redwood Road
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(801) 569-5060

PRE-APPLICATION REVIEW – CITY COMMENTS

PROJECT NAME:	Lewiston Place (2026) (IOZ)
PROJECT ADDRESS:	5702 West Window Ranch Way
DATE:	September 21, 2026
TO:	Oakwood Homes (Brian Fronk, Ryan Garrett)
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

This meeting is not a public hearing and does not guarantee nor grant any form of approval.

Process:

- a. Obtain feedback from the City Council concerning their willingness to rezone the property to an Interchange Overlay Zone and a higher density.
- b. Obtain feedback from the City Council concerning open space, amenities, architecture, parking, walkability, overall design, building height, etc.

If the City Council provides positive feedback for the proposal, you may then conduct the Adequate Public Facilities Study, prepare the development plan based on their feedback, and apply for the Preliminary Development Plan, Master Development Agreement, Future Land Use Map Amendment and Zoning Map Amendment review.

2. ADEQUATE PUBLIC FACILITIES STUDY

See attached Checklist and Memo for required information to be included in the Adequate Public Facilities Study. Coordinate with Public Utilities (Angelica Haro) for details.



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Process:

- a. An Adequate Public Facilities Study is required to determine how the project will be serviced for water, sewer and stormwater drainage. Please coordinate with the Public Utilities Engineer (Angelica Haro) to complete and review this study.

3. PRELIMINARY DEVELOPMENT PLAN,
MASTER DEVELOPMENT AGREEMENT,
FUTURE LAND USE MAP AMENDMENT (change to Medium Density Residential),
ZONING MAP AMENDMENT (add IOZ to current zone)

Process:

- a. Formal Submittal
 - Submit all of the plans, renderings, documents and information listed on the Preliminary Development Plan Checklist, Development Agreement Checklist, Future Land Use Map Amendment Checklist, and Zoning Map Amendment Checklist. Each application must be applied for through the City's online portal.
 - Review for Completeness (2-3 days) to determine if all plans, renderings, documents and information have been submitted.
 - Review fees paid
- b. Staff Review
 - 20 business days minimum for 1st review
 - 10 business days minimum for each subsequent review
- c. Design Review Committee
 - Reviewed by the DRC prior to the Planning Commission hearing.
- d. Master Development Agreement
 - Document will be drafted by the City Attorney's Office once the Preliminary Development Plan has been cleared by all City review departments to proceed to Planning Commission.
 - Draft will be sent to the developer for review
 - Once all parties have agreed to the document, it will be routed for signatures.
- e. Planning Commission (Public Hearing)



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- Meets on the 1st and 3rd Tuesday of each month.
- The Preliminary Development Plan must be approved by all City review departments and the Master Development Agreement must be fully drafted and signed before the project will be put on the agenda.
- As the applicant, you will need to present your project to the Planning Commission, explaining how it meets all criteria for approval.
- The Planning Commission will then make a decision to recommend approval or denial to the City Council.

f. 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.
- The City Council will then make a decision to approve or deny the proposal.

Once the City Council has approved the Preliminary Development Plan, Master Development Agreement, Future Land Use Map Amendment, and Zoning Map Amendment, you may then apply for the Preliminary Site Plan and Preliminary Major Subdivision review.

4. PRELIMINARY SITE PLAN, PRELIMINARY MAJOR SUBDIVISION

Process:

a. Formal Submittal

- Submit all of the plans, plat, documents and information listed on each application's Preliminary checklist.
- Review for Completeness (2-3 days) to determine if all plans, documents and information for each application have been submitted.
- Review fees paid for each application

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.



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- Plans 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 project to the Planning Commission, explaining how it meets all criteria for approval.
- The Planning Commission will then make a decision to approve or deny the proposal.

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

5. FINAL SITE PLAN, FINAL MAJOR SUBDIVISION, FINAL DEVELOPMENT PLAN

Process:

a. Formal Submittal

- Submit all of the plans, renderings, documents and information listed on each application's Final checklist included in each application packet.
- Review for Completeness (2-3 days) to determine if all plans, renderings, documents and information have been submitted.
- Review fees paid for each application

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, and a pre-construction meeting 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 development must meet all ordinances and standards of the Interchange Overlay Zone found in Title 13, Chapter 6, Article K of the West Jordan City Code.
2. The property is contracted as part of The Highlands Special Assessment Area, which is an extra tax that each townhome owner will be required to pay to help fund ongoing City maintenance of parks, trails and other amenities within The Highlands master planned area. These taxes do not include HOA fees that will be required to maintain the open space, common area and amenities within Lewiston Place.
3. At least one "Signature Space" must be provided that clearly and definitively provides a unique sense of identity to the development (*West Jordan City Code §13-6K-5-1F-2*). This may be accomplished through a combination of bold, creative and attractive design and unique function that draws public interest. Examples could include an outdoor "living room" with a central fireplace, lounge chairs and movie screen; a lazy river pool with interactive art; mini-golf course and oversized game boards, interactive fountains/splash pad with unique play equipment, etc. Mundane swimming pools, clubhouses, tennis courts or open fields won't count as a Signature Space.
4. No less than 10% of the entire site area must be developed as active open space that is useable on a regular basis by people and provides a recreational function beyond simple visual relief. Passive open space can't be counted toward this requirement (*West Jordan City Code §13-6K-5-1F-1*).
5. The development must provide at least 3 MAJOR and at least 3 MINOR amenities from the following table (*West Jordan City Code §13-6K-5-1F-6*):

MAJOR	MINOR
Swimming Pool	Playground/Tot Lot
Courtyard	Sand Volleyball Court
Community Center	Hot Tub and/or Sauna
Lawn Area	Trail/Path
Rooftop Common Open Space	Basketball Court
Tennis Court	Picnic Area
Community Gardens	Leisure Activity Package



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Regional Recreation facility land	Storage Lockers Per Unit
	Bike Storage and Work Space
	Sports Court

6. Each amenity must meet the minimum size requirements listed in §13-6K-5-1F-4 of the West Jordan City Code.
7. Storm water drainage basins are not allowed in the front yard, per §13-6K-5-1H-10 of the West Jordan City Code.
8. Dumpster enclosures must be located to the side or rear of buildings, away from pedestrian traffic, and must be at least 10 feet away from any property line (West Jordan City Code §13-6K-5-1H-6).
9. Amenities should be located in a central area within the interior of the development, far away from and buffered from high-volume roads.
10. A complete network of paved pedestrian paths should be provided throughout the development to link all townhome units with the signature space, amenities, parking and perimeter public sidewalks.
11. A Traffic Impact Study is required for the IOZ (West Jordan City Code §13-6K-3B-5).
12. Minimum separation between buildings is 10 feet (West Jordan City Code §13-6K-5-1A-3c).
13. Each townhome unit must have a 2-car fully enclosed garage. In addition to the townhome parking, a minimum of 1 guest parking space per 4 residential units is required. (West Jordan City Code §13-12-3B).

PUBLIC UTILITIES ENGINEER:

Angelica Haro

801-569-5078

angelica.haro@westjordan.utah.gov

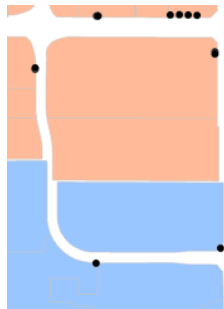


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Comments:

Future Land use ERC: 80

Adequate Public Facilities Study (see attached checklist) is required if the plan is to go over 80 ERC's



prop_city	<Null>
prop_state	<Null>
Shape_Length	2657.821317
Shape_Area	389443.295949
CA_ERC	1
Current Landuse ERC	1
Future Landuse ERC	80
Water Zone	4

1 of 1

Comments:

Water: (blue)

12" main across Window Ranch way and Highlands loop dr

Lopped water system

No public utilities on private roads

Follow our water standards: [2023-Part-V-Water-Policies-UPDATED.pdf](#)

Sewer: (green)

12" main on Window Ranch way

8" main on Highlands loop dr

Follow our sewer standards: [Sanitary-Sewer-Standards-Updated-10.2021.pdf](#)

Storm: (purple)

18" main along Window Ranch way and Highlands loop dr

Follow our stormwater standards: [Microsoft Word - mso114.doc](#)

- The storm flow must be detained on site for the expected increase in runoff. The allowable storage release rate is 0.2 cfs/ac.

- Oil water separator is required prior to connecting to city system.

- *Where will detention pond be placed? Note that new detention basins are not to be located within 20 feet of residential property

- *Drainage calcs needed



PUBLIC WORKS ENGINEER:

Todd Johnson

801-569-5044

todd.johnson@westjordan.utah.gov

Comments:

1. All roads must meet public standards (50' ROW width), including private roads. Private lanes are not acceptable for this configuration and are set to be removed from the city standards. This type of layout can only function as a condo development with a shared common ownership.
2. All roadway connections should be made onto Highland Loop Road or Window Ranch Way. A connection onto 5600 West will not be permitted due to the higher road classification.
3. A roundabout at the intersection of 5600 S / Window Ranch Drive is anticipated with this development, with a median installation extension up 5600 West to Ranches Loop Road with driveway modification to $\frac{3}{4}$ access. A Traffic Impact Study (TIS) will verify this requirement.



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4. Parking is a perceived issue with the development as currently shown. Please be aware that there is no parking allowed on Highland Loop Drive, Window Ranch Way or 5600 West.
5. All Roadway improvements not currently installed will need to be installed along the boundary of the subdivision. Most notably, this includes sidewalk along Highlands Loop Road.

TRAFFIC ENGINEER:

Todd Johnson
801-569-5044

todd.johnson@westjordan.utah.gov

Comments:

1. See Public Works comments

FIRE DEPARTMENT:

Mike Jensen
801-260-7304

mike.jensen@westjordan.utah.gov

Comments:

1. Provide a building code analysis that includes total building square footage (all floors and mezzanines) as well as construction Type. Please include elevations of your proposed townhomes. For purposes of code requirements, townhomes are considered single-family.
2. Please show the two nearest existing fire hydrants.
3. Turning Radius: 28 inside and 50 outside based on a 60ft articulating vehicle.
4. Dead-ends over 150ft. will require an approved turnaround for fire apparatus.



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5. Maximum distance from any point on street or road frontage to a hydrant shall not exceed 250 feet on a dead end.
6. Any road with a fire hydrant shall be 26ft. wide.
7. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 ft. (9144mm), approved aerial apparatus access roads shall be provided, which requires a minimum 26 ft wide road width, exclusive of shoulders.
8. Where two fire apparatus access roads are required, they should be placed at least half the length of the property's maximum diagonal dimension apart.
9. All Fire Apparatus roads must reach within 150 feet of all parts of a facility and the first-story exterior walls, with distances measured along an approved route.
10. Please identify grade in percent on plans.

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 : 10/13/2026

Presenter: Tayler Jensen, AICP Senior Planner

Deadline of item :

Applicant: DAI

Department Sponsor: Community Development

Agenda Type: Discussion Topics

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. Agenda Subject

Discussion of the Oneleven Phase 2 Rezone, Future Land Use Map Amendment, and Master Development Plan/Agreement

2. Executive Summary

The applicant (DAI) for Oneleven is seeking from the Council and the ability to move forward with their proposals to amend the Future Land Use map (To Medium Density Residential) Rezone (to Integrated Housing Development IH-D) and a Master Development Plan and Agreement

3. Time Sensitivity / Urgency

The applicant has been working with staff for some time and is ready to proceed.

4. Fiscal Note

n/a

5. Staff Analysis

The applicant is proposing to add approximately 28 acres located east of U-111 between 7400 South and 7000 South to the Oneleven Master Development Plan/Agreement. This property is currently zoned MFR (Medium Density Multi-Family (west side)), and Public Facilities. The Current Future Land Use Map designation is Low Density Residential and Public Facilities.

The proposal adds 158 Dwelling Units, and 7.1 Acres of Open Space, it also increases the acreage of the Commercial portion of Oneleven. If Approved Oneleven would contain 476 Dwelling Units on 81.5 Acres including 162 SFDs 54 Twin homes, and 260 Townhomes.

Since the council has last seen this proposal, the applicant has worked to integrate uses more fully between the north and south sides of the project, however, it did become unfeasible to amend unit types within the existing approved phase 1 due to that project already having made significant progress toward development including infrastructure, and lot platting having been completed.

The first step in a Rezone, Future Land Use Map Amendment, and MDA process is for the City Council to review a conceptual plan and provide feedback on the proposed development, staff is interested in getting the City Councils feedback on:

- 1) The appropriateness of amending the Future Land Use Map (general plan map) in this location
- 2) If the Council supports the IH-D zone for this project.

6. Mayor Recommendation

7. Council Staff Analysis

Plain Language Summary

- The applicant, DAI, proposes to add about 28.3 acres east of U-111, between 7000 South and 7400 South, to the Oneleven Master Development Plan/Agreement;
- This addition (Phase 2) will add 158 dwelling units which is about 5.6 DU/acre;
- Phase 2 has 7.1 acres of open space equating about 25.1% of its area;
- The land is currently zoned Multi-Family Residential (MFR) and Public Facilities (PF) and a Future Land Use Map (FLUM) designation of Low Density Residential and Public Facilities;
- The applicant is requesting to:
 - Amend the FLUM to Medium Density Residential;
 - Rezone to Integrated Housing Development (IH-D); and
 - Amend the MDA to add Phase 2; and
- Staff asks two questions: whether amending the FLUM is appropriate in this location and whether Council supports IH-D for Phase 2; and
- The total number of dwelling units in Oneleven would be 476 in total: 162 single-family detached, 54 twin homes, and 260 townhomes with the addition of Phase 2.

Timeline & Background Information

[July 28, 2026 Committee of the Whole \(COTW\)](#)

Council generally favored a more integrated, lower-density development with additional townhomes in place of condos, improved park and trail connections, and continued collector road connections. They suggested the applicant return with a revised concept reflecting feedback.

[September 22, 2026 COTW](#)

Council discussed the Northwest Area Plan which includes Oneleven and how the individual plans may interface with one another regarding infrastructure, transportation, and other concerns such as trails and parks.

[September 29, 2026](#)

The Council was guided by staff on a tour of the area to better understand the topography, infrastructure, and connectivity between the individual projects.

Additional Information & Analysis

This individual project is part of the Northwest Area Plan so Staff suggests that the Phase 2 open space (7.1 acres) ties to the Harper linear park, Maple Hills Park, and trail crossings. The FLUM designation drives ERC assignments, and the amount of ERCs are not explicitly stated.

8. Possible Council Action

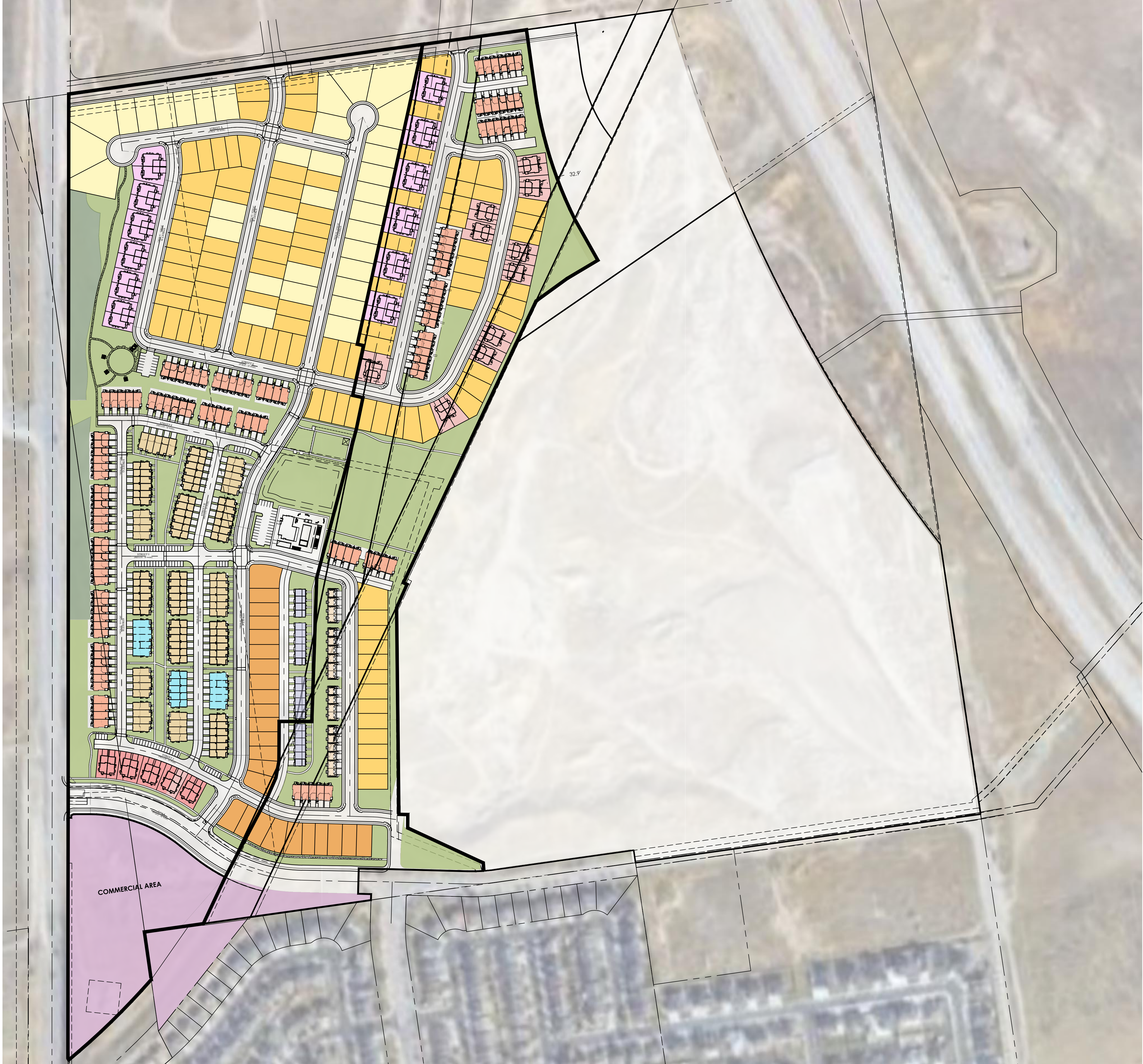
The Council may choose to:

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. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

9. Attachments

Attachment A - Phase 2 Concept Plan



PROPERTY OVERVIEW		
TOTAL RES. ACREAGE, PHASES 1-2	±74.9 ACRES	
TOTAL COMMERCIAL ACREAGE	±6.73 ACRES (to centerline)	
TOTAL OPEN SPACE PH. 1-2	±14.37 ACRES (19.2% OF RES. AC.)	

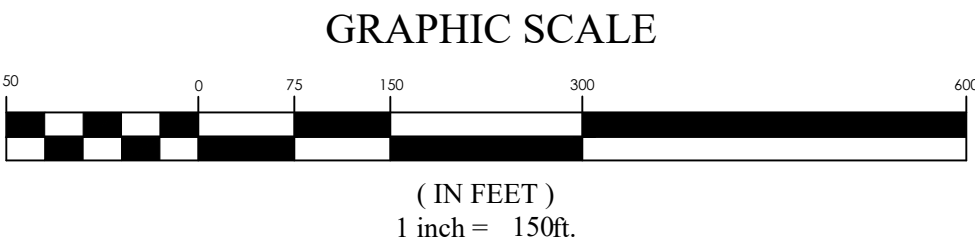
PHASE 1		
TOTAL RESIDENTIAL AREA	±46.6 ACRES	
TOTAL UNITS	318	
TOTAL OPEN SPACE	7.73 AC (16.6%)	

PHASE 2		
TOTAL RESIDENTIAL AREA	±28.3 ACRES	
TOTAL UNITS	158	
TOTAL OPEN SPACE	7.1 AC (25.1%)	

TOTAL RESIDENTIAL UNITS	476 (PHASES 1-2)
TOTAL DENSITY	6.4 UNITS/ACRE

LEGEND		TOTAL
	FRONT-LOAD SF DETACHED (VILLAGE)	35 UNITS
	FRONT-LOAD SF DETACHED (COTTAGE)	102 UNITS
	REAR-LOAD SF DETACHED (COTTAGE)	25 UNITS
	TWIN HOMES (BECKET)	24 UNITS
	TWIN HOMES (CHANTEL)	30 UNITS
	FRONT-LOAD TOWNHOMES	117 UNITS
	REAR-LOAD TOWNHOMES	86 UNITS
	MODERATE INCOME TOWNHOMES	15 UNITS
	3-STORY REAR-LOAD TOWNHOMES	22 UNITS
	2-STORY FRONT-LOAD TOWNHOMES	20 UNITS
	OPEN SPACE	14.83 AC
TOTAL UNITS		476 UNITS

	SLOPES ABOVE 30%	2.1 ACRES
*NOT INCLUDED IN OVERALL OPEN SPACE ACREAGE.		



Request For Council Action

Action: Request Feedback from Council

Meeting Date Requested : 10/13/2026

Presenter: Tayler Jensen, AICP Senior Planner

Deadline of item :

Applicant: Rulon Harper

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 Harper Master Planned Community, Rezone, Future Land Use Map Amendment, and Master Development Plan/Agreement

2. Executive Summary

The Council is being asked to consider a proposal for the Harper Pit/Harper Master Planned Community. It is approximately 68.37 Acre parcel located at approximately 7400 South west of Mountain View Corridor. The property is currently zoned MFR (Medium Density Multi-Family (west side)), LSFR (Low Density Single-Family (west side)), and P-F (Public Facilities.) The Future Land Use Map for the property is Low Density Residential, Very Low Density Residential, and Public Facilities.

The applicant is proposing to amend the Future Land Use Map to Medium Density Residential and to rezone the property to the (Integrated Housing Development) (IH-D) Zone. The IHD Zone allows for densities up to 6.5 DU/AC.

The applicant's proposal includes 405 Dwelling Units (203 SFDs, 62 Townhomes, 108 Condos, and 32 mansion homes) for an overall density of 5.95 DU/AC. It also includes a further 2.14 Acres of Commercial property taking the entire project sit to 70.12 Acres

3. Time Sensitivity / Urgency

The applicant is seeking guidance to move forward.

4. Fiscal Note

n/a

5. Staff Analysis

It is the opinion of staff that the applicant's proposal to amend the Future Land Use Map to Medium Density Residential is appropriate. Harper Community is bordered to the West by Oquirrh Crossing a Medium Density residential project within the IOZ zone. And to the East it is bordered by Oneleven. The first phase of Oneleven has a future land use designation of Medium Density, and staff anticipates phase 2 also being Medium Density Residential.

Staff also believes the IH-D zone is appropriate for this project as it allows for a multitude of different uses, flexibility, and creativity in the planning process. This is of particular importance here because of the grade and topography, it's location adjacent to significant infrastructure (Mountain View Corridor) and to provide a transition from higher density residential projects to existing²⁶ of 74

established neighborhoods. The applicant is proposing Single Family Lots, Cottage Lots, Townhomes, Condos, and Mansion homes, allowing for a diverse and healthy community.

Staff is interested in getting the council's feedback on the following items:

- 1) Does the Council Feel the Future Land Use Map Amendment is appropriate here
- 2) Does the City Council Feel the IH-D zone is appropriate for this project.
- 3) Does the Council feel comfortable with the layout and proposal being presented? If not what changes should be made?
- 4) The applicant is showing two different concepts for Cottage lots, these do reduce lot sizes for those cottage lots below 4500 SF. The IH-D zone indicates SFDs should not have lots smaller than 4,500 SF. would the Council prefer these lots be made larger (reduction in SFD unit count) or are the proposed lot sizes of ~4,100 SF appropriate?
- 5) If the number of Cottage Lots are reduced, the number of SFDs may make up less than 50% of the total dwelling units in the project. The IH-D zone allows the council to approve MDP/MDAs where SFDs are under 50% of the unit count if the overall acreage is over 50%, which it would be in this case. Would the council support such an exception in this case, or would the council prefer to see a reduction in both SFDs to increase the minimum lot size to 4,500 SF and a reduction in MFDs so that SFDs remain at least 50% of the development units.
 - a. (TLDR: If all SFDs are 4,500 SF+ should MFDs be reduced as well so SFDs remain at least 50% +1 of development units)

6. Mayor Recommendation

7. Council Staff Analysis

Plain Language Summary

- The applicant, Rulon Harper, is requesting feedback on a 70-acre master planned community on the former Harper gravel pit, West of Mountain View Corridor near 7400 South;
- The request has three parts:
 - Change the Future Land Use Map (FLUM) from Low/Very Low Density Residential and Public Facilities to Medium Density Residential;
 - Rezone from Medium Density Multi Family (West Side Planning Area (WSPA)), Low Density Single Family (WSPA), and Public Facilities to Integrated Housing Development (IH-D); and
 - Approve a Master Development Plan/Agreement (MDA);
- The concept plan shows 405 homes distributed as 203 single-family detached, 62 townhomes, 108 stacked condos, and 32 mansion units plus a 2.14-acre commercial lot;
- Density is 5.95 DU/acre, while the IH-D maximum is 6.5;
- The plan shows 19.65 acres (about 28%) of open space, 8-foot trails, a playground, sport and pickleball areas, and a link to the proposed OneEleven trail;
- 12 units are identified as affordable (about 3%);
- Staff supports the FLUM amendment and IH-D zone; and
 - Asking Council for direction on layout, cottage lot size, and less than a 50% threshold of single-family dwellings so long as the total acreage is at least 50%.

Timeline & Background Information

[July 28, 2026 COTW](#)

When Council discussed this project, it was alongside the Oneleven Phase 2 Project. During this meeting, the Harper proposal showed 439 units (216 single-family, 213 multi-family) plus 1.82 acres of commercial. Council indicated a range of views on density, with some comfortable with the densities in the current FLUM and preferring a lower-density zone such as (Integrated Housing-Limited Density (IH-L) or R-1-8 and others open to IH-D if the project is more integrated. Several Council members favored replacing condos with townhomes and suggested a 50-50 single-family to multi-family split by unit count rather than acreage and asked the condos be tied to completion of 6400 West and the 7000 South and 7400 South bridges with 6400 West and 6700 West remaining collector roads. Council also questioned whether the roughly 150-foot-deep linear park actually works as a park. Finally, Council indicated desire for the developer to return with a more integrated plan which the developer said they were willing to explore.

September 22, 2026 COTW

The Council discussed the Northwest Area Plan which included this proposed area because of the connectivity related to the Harper Pit, Oneleven Phase 2, and the Senna Hills area plans.

September 29, 2026

The City Council participated in a tour that was guided by staff to look at the various areas of the Northwest Area Plan to assist in understanding topography and the possibility for connections between the individual projects.

Additional Information & Analysis

- Multi-family residential in IH-D is exempt from the Balanced Housing Ordinance. The units still appear in the overall City count so roughly 200 attached units push the citywide ration from 77/23 (the goal of the Balanced Housing Ordinance);
- There is no requirement for affordability in the IH-D zone. The developers are proposing 3% which is 12 units;
- Equivalent residential connections (ERCs) are not really identified in the concept plan.

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. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

9. Attachments

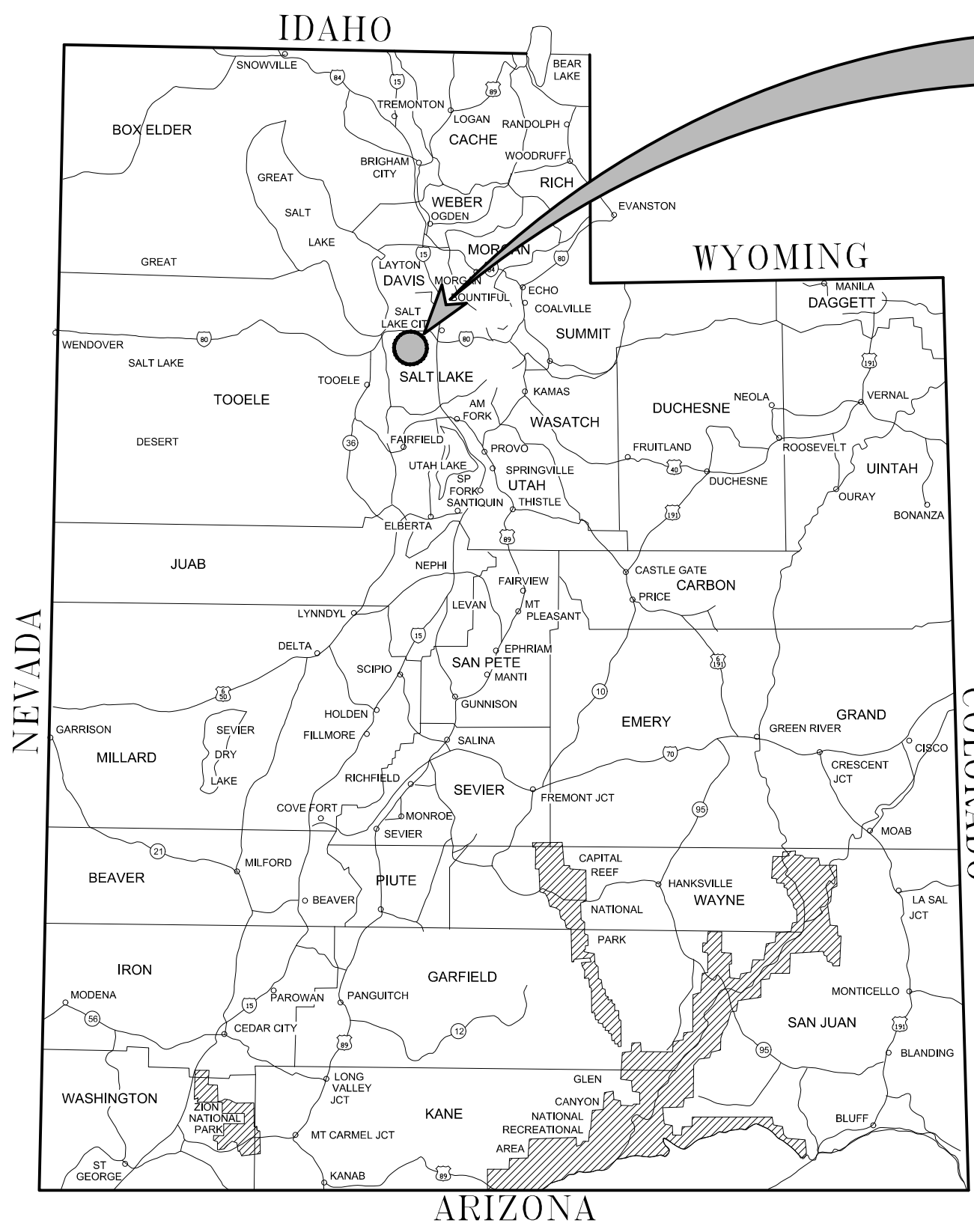
Attachment A - Concept Plan

Attachment B - Pre-Application Meeting Comments - April 27, 2026

Attachment C - Minutes - COTW July 28, 2026

HARPER MASTER PLAN

WEST JORDAN CITY, UTAH



PROJECT
LOCATION

TABLE OF CONTENTS	
SHEET NUMBER	SHEET TITLE
LAND USE EXHIBITS	
EX-01	REGIONAL MAP
EX-02	HARPER MASTER PLAN
EX-03	HARPER TRAILS MASTER PLAN
EX-04	HARPER OPEN SPACE MASTER PLAN
EX-05	HARPER AMENITIES MASTER PLAN
BUILDING EXHIBITS	
EX-00	BUILDINGS EXHIBIT KEY MAP
EX-01	SITE LAYOUTS-SINGLE FAMILY LOTS
EX-02	SITE LAYOUTS-COTTAGES
EX-03	SITE LAYOUTS-TOWNHOMES
EX-04	SITE LAYOUTS-MANSION LOTS
EX-05A	MULTI-FAMILY STACKED CONDOS- CONCEPTUAL FLOOR PLAN
EX-05B	MULTI-FAMILY STACKED CONDOS- EXTERIOR PRECEDENCE



LOCATION MAP
N.T.S.



REVISIONS



HARPER MASTER PLAN

SHEET INDEX

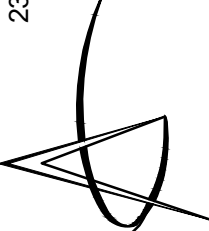
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SHEET NUMBER	SHEET TITLE
LAND USE EXHIBITS	
EX-01	REGIONAL MAP
EX-02	HARPER MASTER PLAN
EX-03	HARPER TRAILS MASTER PLAN
EX-04	HARPER OPEN SPACE MASTER PLAN
EX-05	HARPER AMENITIES MASTER PLAN

SHEET
CV-02

REVISIONS	

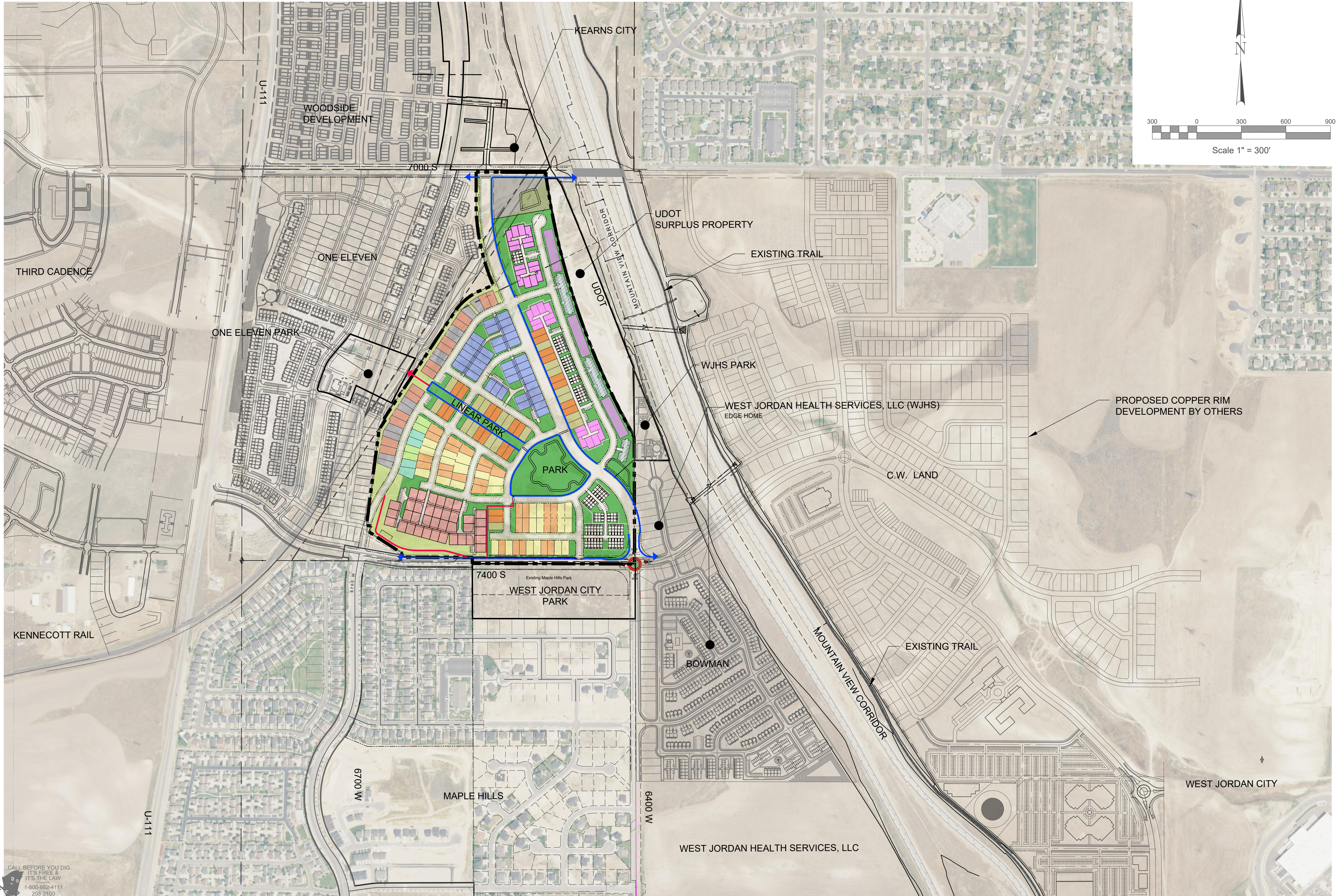
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CHECKED BY: **SNT**
DATE: **07/10/2026**

CLIENT: **RULON HARPER**
DWG: **2026-09-11 PROPOSED TRAIL MASTER PLAN**
JOB No: **8881WSP01-22-17**
DESIGNED FOR THE HARPER TRAILS MASTER PLAN AND WATER MANAGEMENT



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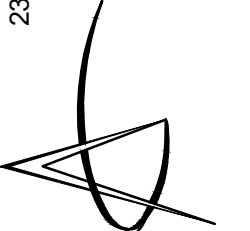
HARPER MASTER PLANNED COMMUNITY
WEST JORDAN CITY, UT
SHEET INDEX



REVISIONS	

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DESIGN BY: **WARD**
CHECKED BY: **SNT**
DATE: **07/02/2026**

CLIENT: **RULON HARPER**
DWG: **2026-09-09 OVERALL VICINITY MAP**
JOB No: **3891.WJGP01-22-17**
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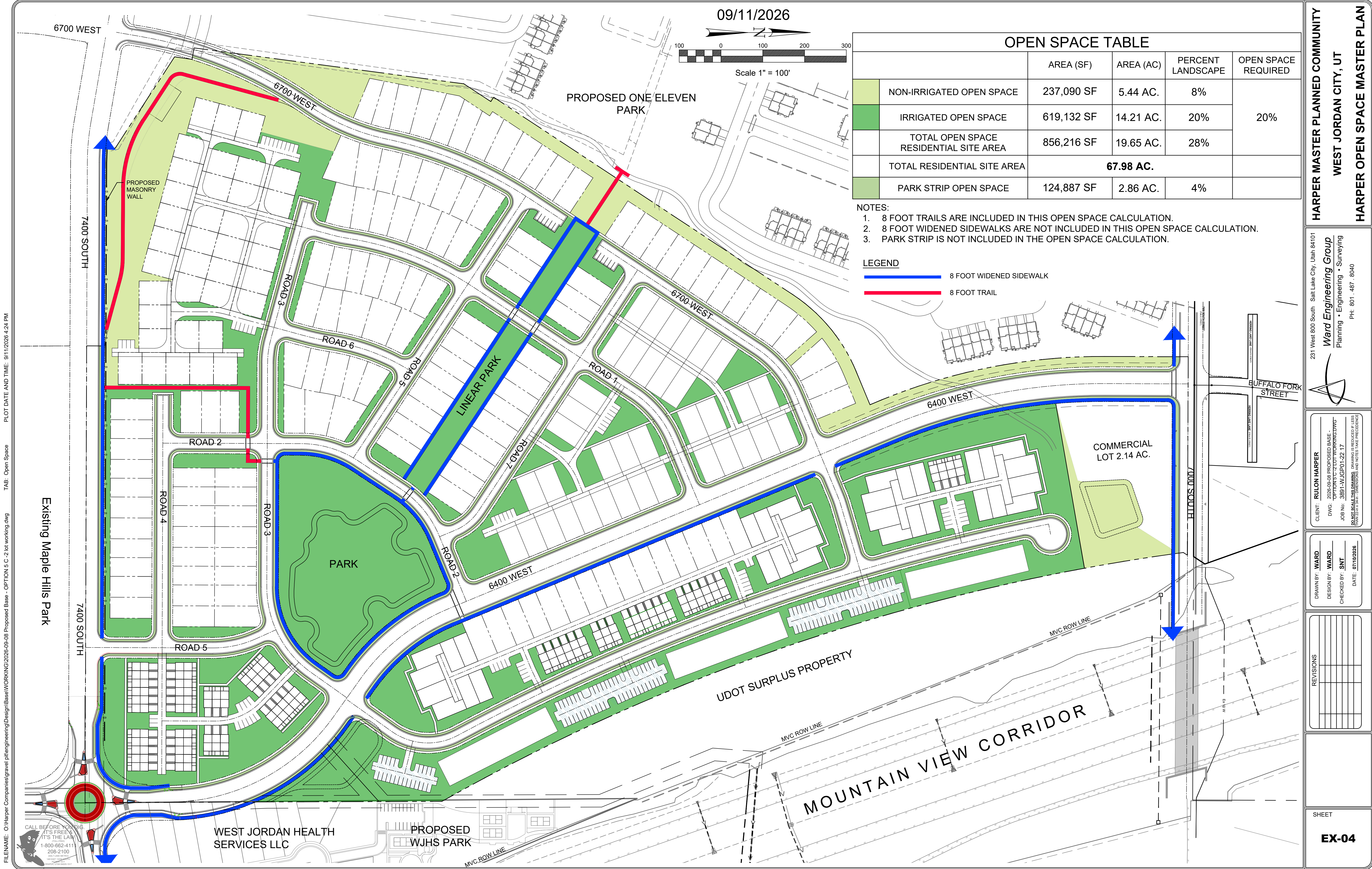
HARPER MASTER PLANNED COMMUNITY
WEST JORDAN CITY, UT
REGIONAL MAP



Scale 1" = 150'

 8 FOOT TRAIL

**HARPER MASTER PLANNED COMMUNITY
WEST JORDAN CITY, UT
HARPER TRAILS MASTER PLAN**





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REVISIONS					

EX-05



HARPER MASTER PLAN

SHEET INDEX

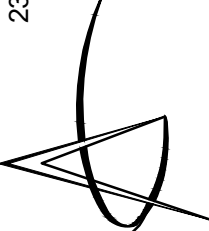
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SHEET NUMBER	SHEET TITLE
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EX-00	BUILDINGS EXHIBIT KEY MAP
EX-01	SITE LAYOUTS-SINGLE FAMILY LOTS
EX-02	SITE LAYOUTS-COTTAGES
EX-03	SITE LAYOUTS-TOWNHOMES
EX-04	SITE LAYOUTS-MANSION LOTS
EX-05A	MULTI-FAMILY STACKED CONDOS- CONCEPTUAL FLOOR PLAN
EX-05B	MULTI-FAMILY STACKED CONDOS- EXTERIOR PRECEDENCE

SHEET
CV-03

REVISIONS	

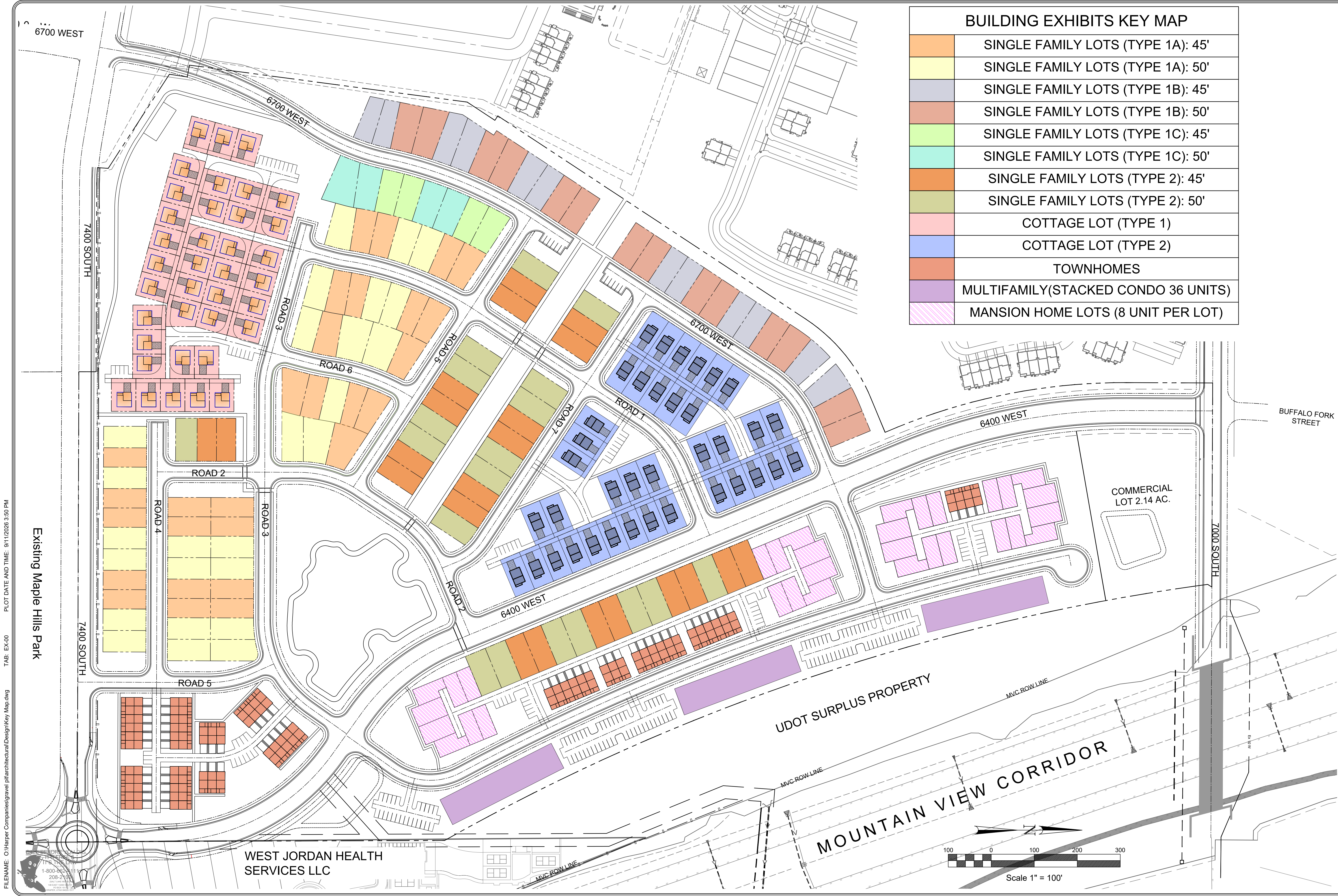
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CHECKED BY: **SNT**
DATE: **07/10/2026**

CLIENT: **RULON HARPER**
DWG: **2026-09-11 PROPOSED
TOWNHOMES EXHIBIT COVER**
JOB No: **8881WSP01-22-17**
DESIGNED BY: **WARD**
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SHEET INDEX



BUILDING EXHIBITS KEY MAP	
	SINGLE FAMILY LOTS (TYPE 1A): 45'
	SINGLE FAMILY LOTS (TYPE 1A): 50'
	SINGLE FAMILY LOTS (TYPE 1B): 45'
	SINGLE FAMILY LOTS (TYPE 1B): 50'
	SINGLE FAMILY LOTS (TYPE 1C): 45'
	SINGLE FAMILY LOTS (TYPE 1C): 50'
	SINGLE FAMILY LOTS (TYPE 2): 45'
	SINGLE FAMILY LOTS (TYPE 2): 50'
	COTTAGE LOT (TYPE 1)
	COTTAGE LOT (TYPE 2)
	TOWNHOMES
	MULTIFAMILY(STACKED CONDO 36 UNITS)
	MANSION HOME LOTS (8 UNIT PER LOT)

HARPER MASTER PLANNED COMMUNITY

WEST JORDAN CITY, UT

BUILDING EXHIBITS KEY MAP

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CLIENT: RULON HARPER

DWG: KEY MAP DWG

JOB No: 3881-WJGP01-22.17

DESIGNED BY: RULON HARPER

DRAWN BY: WARD

CHECKED BY: WARD

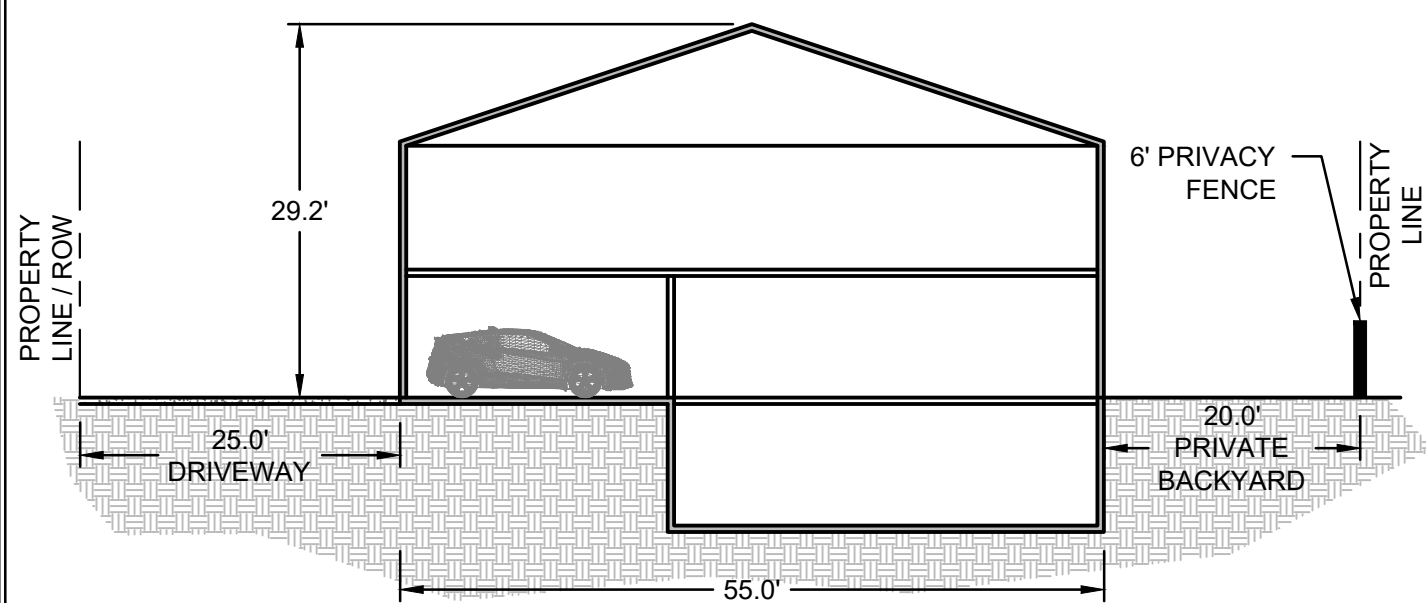
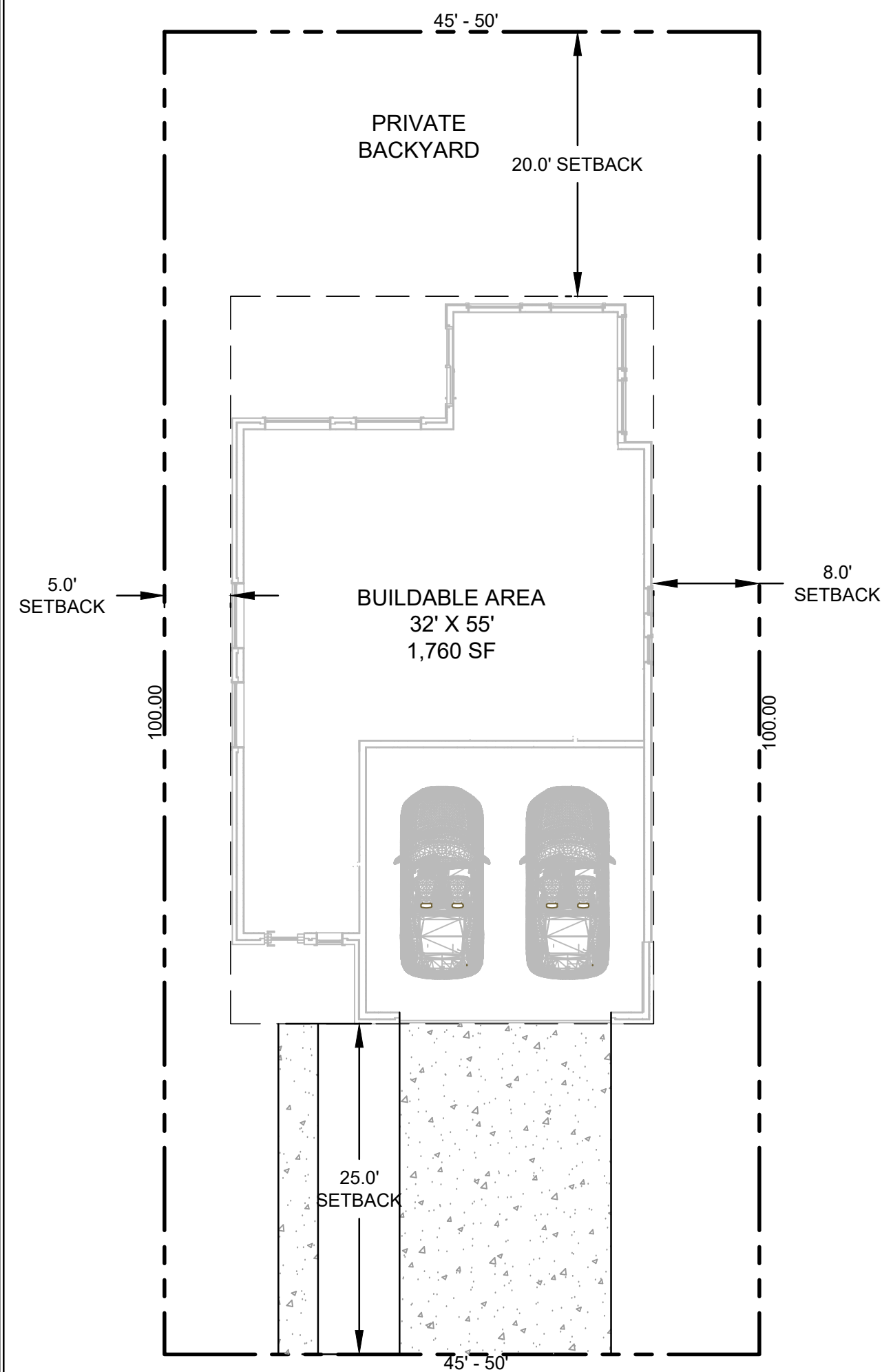
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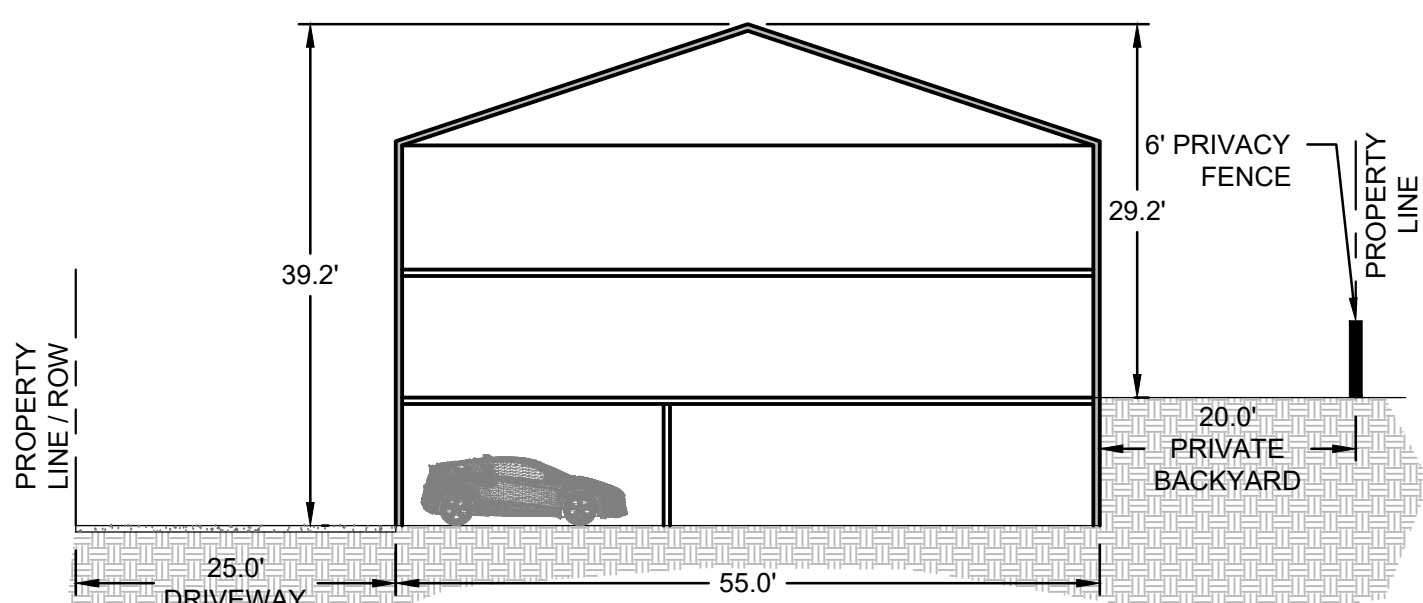
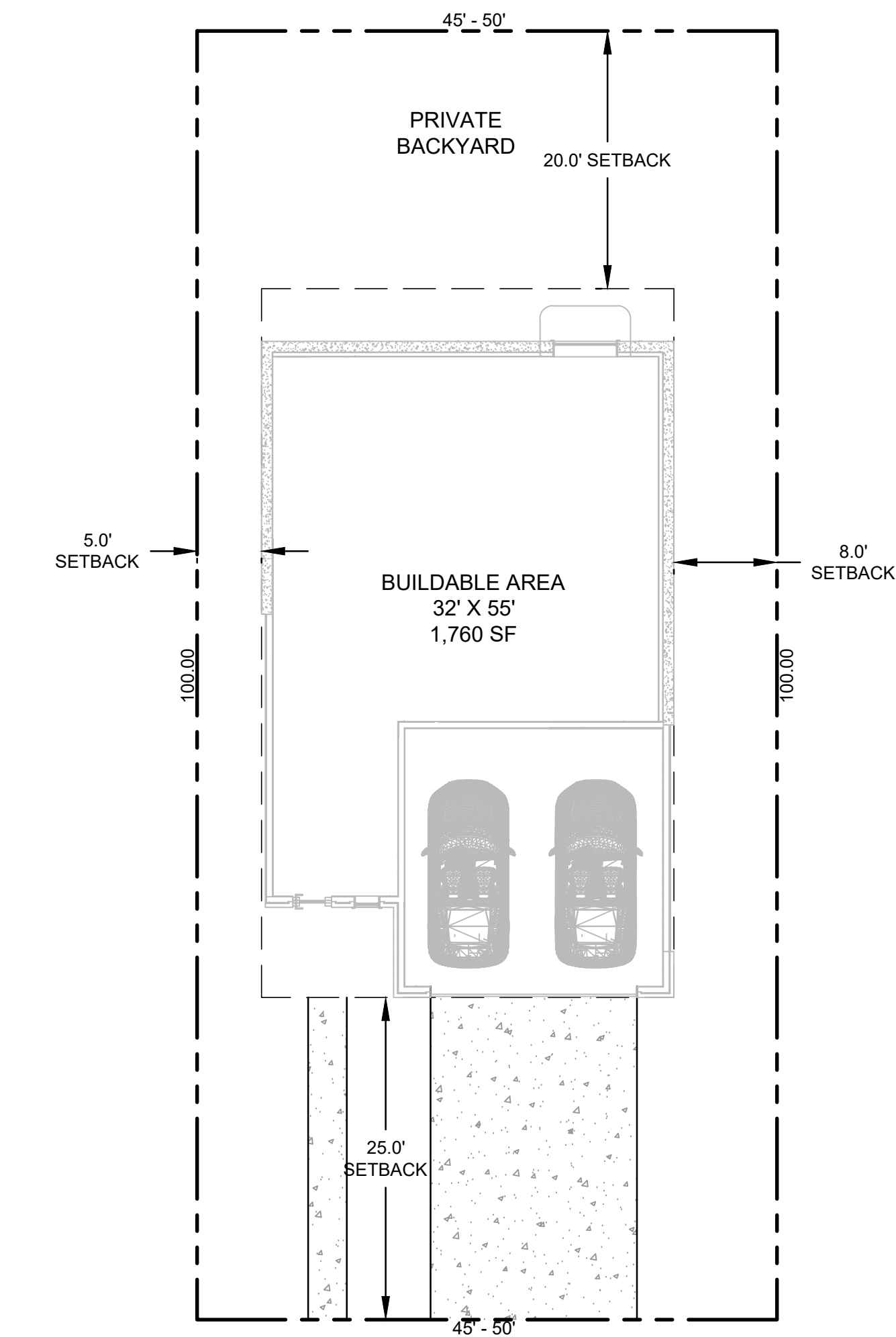
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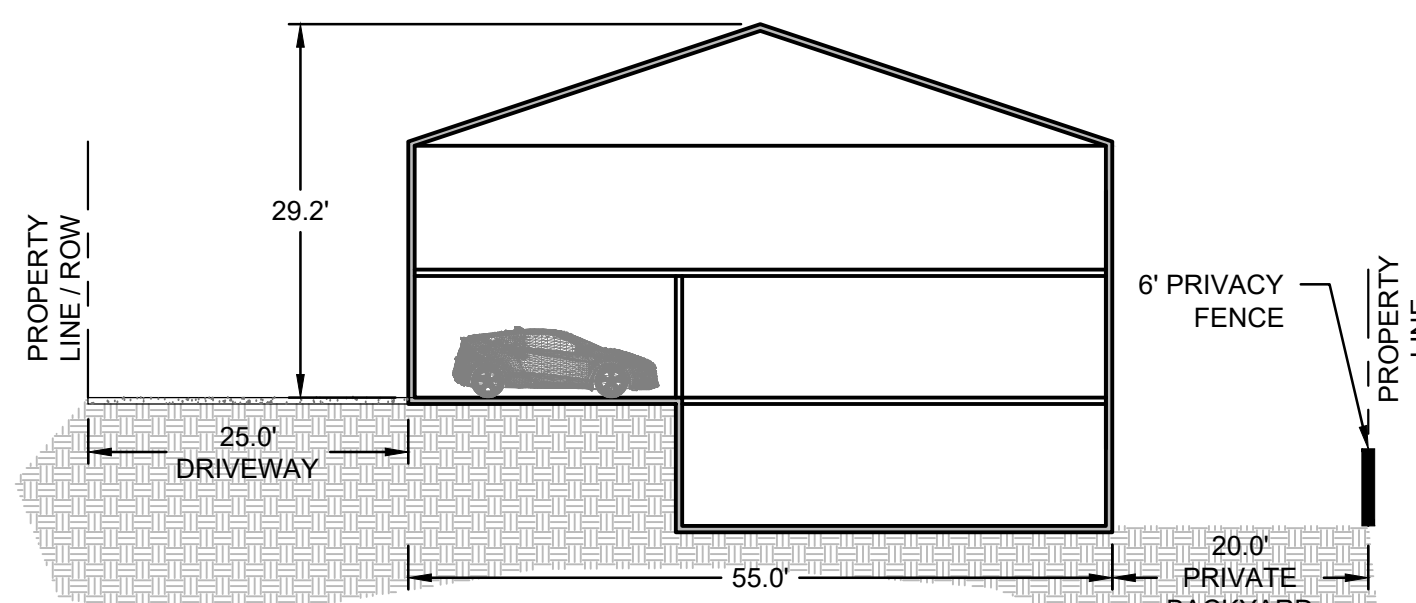
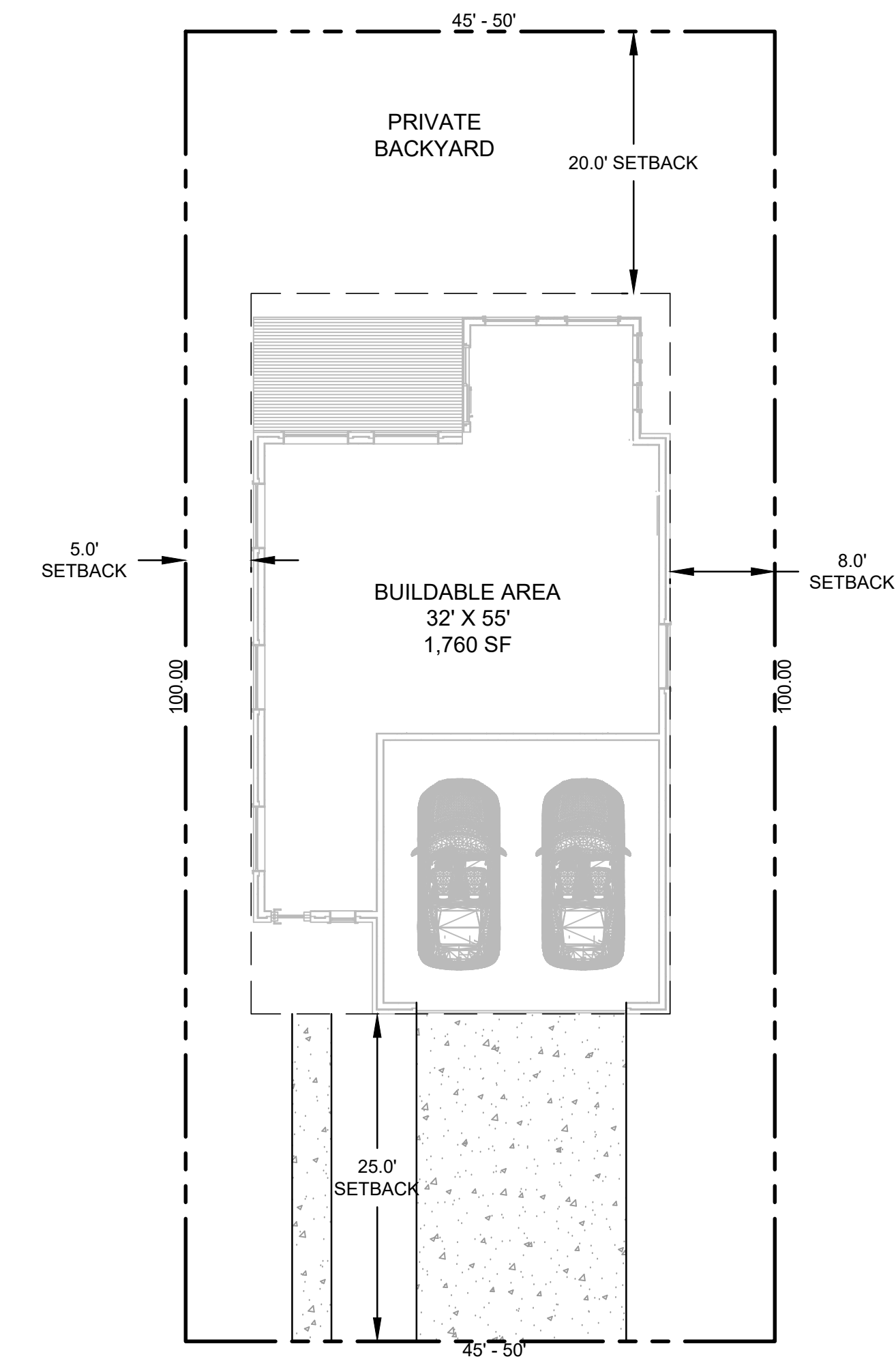
SINGLE FAMILY LOTS



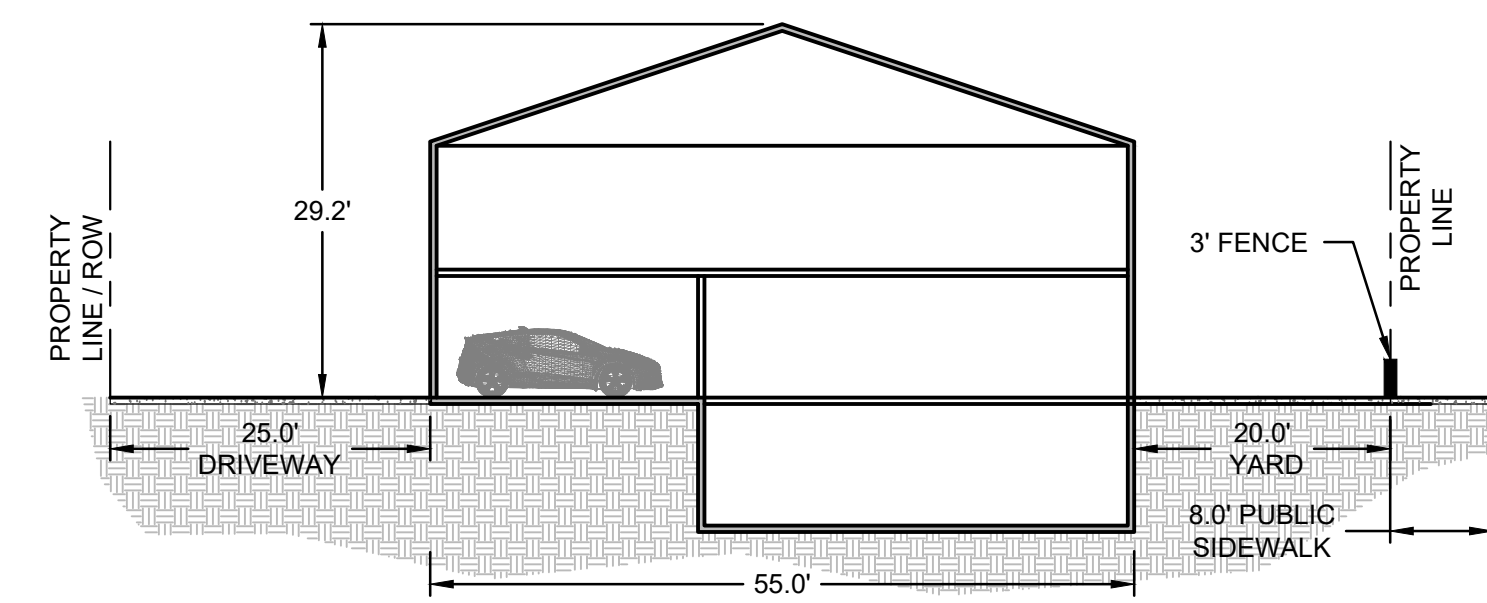
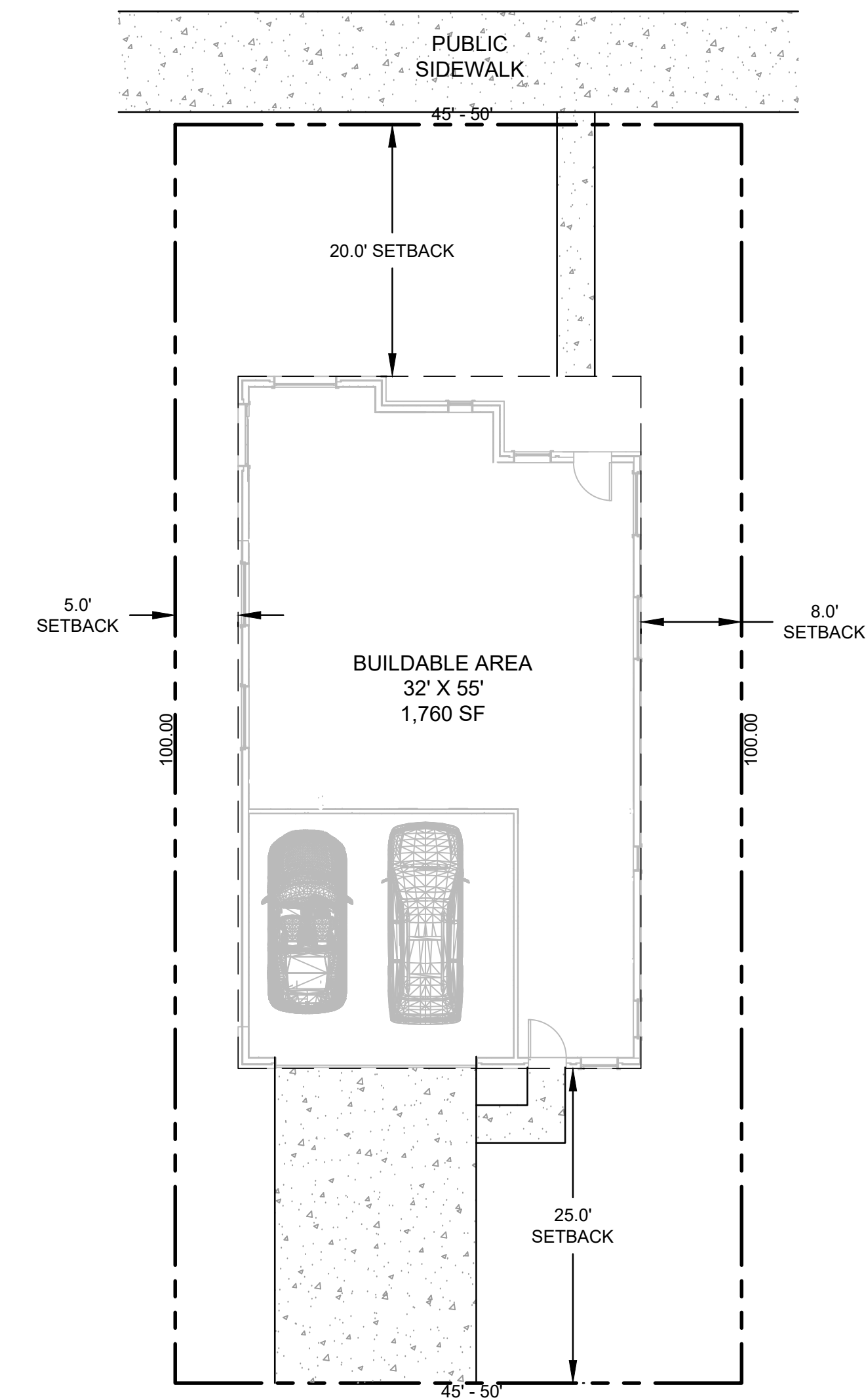
TYPE 1A
45' & 50' WIDE LOT
AT GRADE BACKYARD



TYPE 1B
45' & 50' WIDE LOT
TUCKED UNDER GARAGE



TYPE 1C
45' & 50' WIDE LOT
WALKOUT BASEMENT



TYPE 2
45' & 50' WIDE LOT
DOUBLE FRONTAGE

FILENAME: O:\Harper Companies\gravel pit\architectural\Design\Sites.dwg TAB: EX-01 PLOT DATE AND TIME: 9/11/2026 3:59 PM



HARPER MASTER PLANNED COMMUNITY
WEST JORDAN CITY, UT
SITE LAYOUTS- SINGLE FAMILY LOTS

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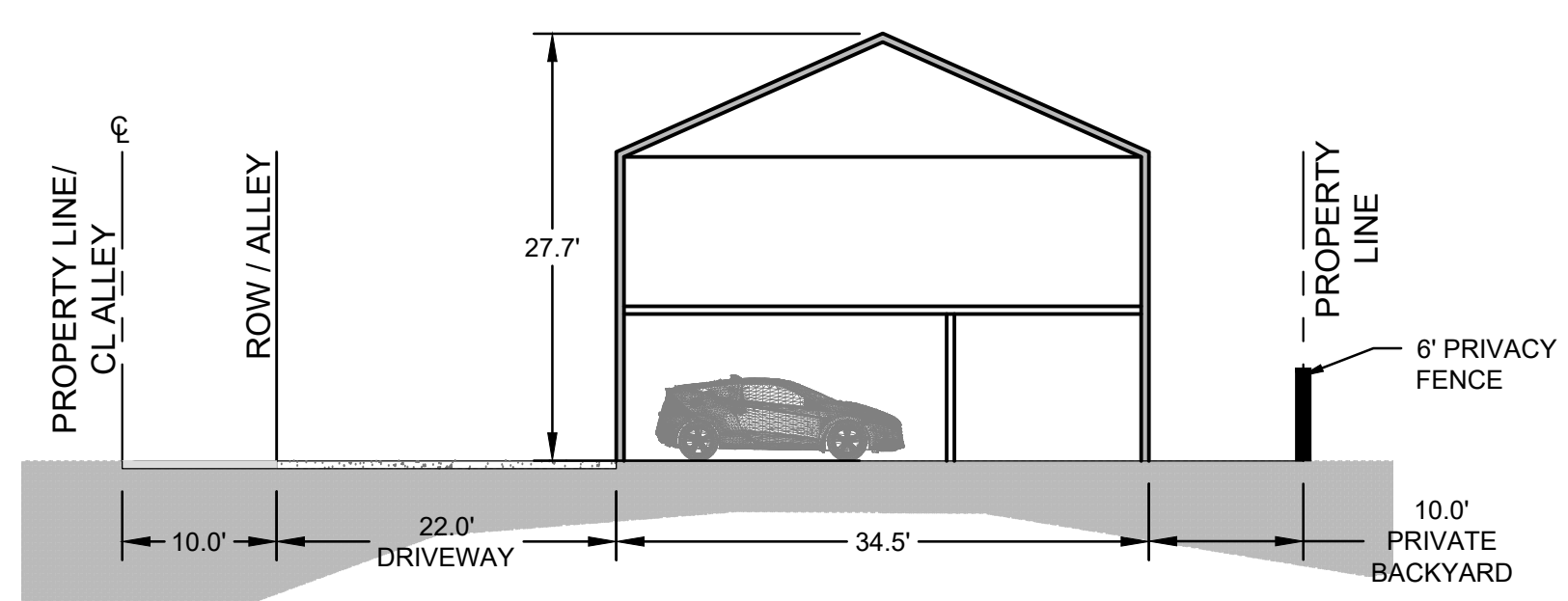
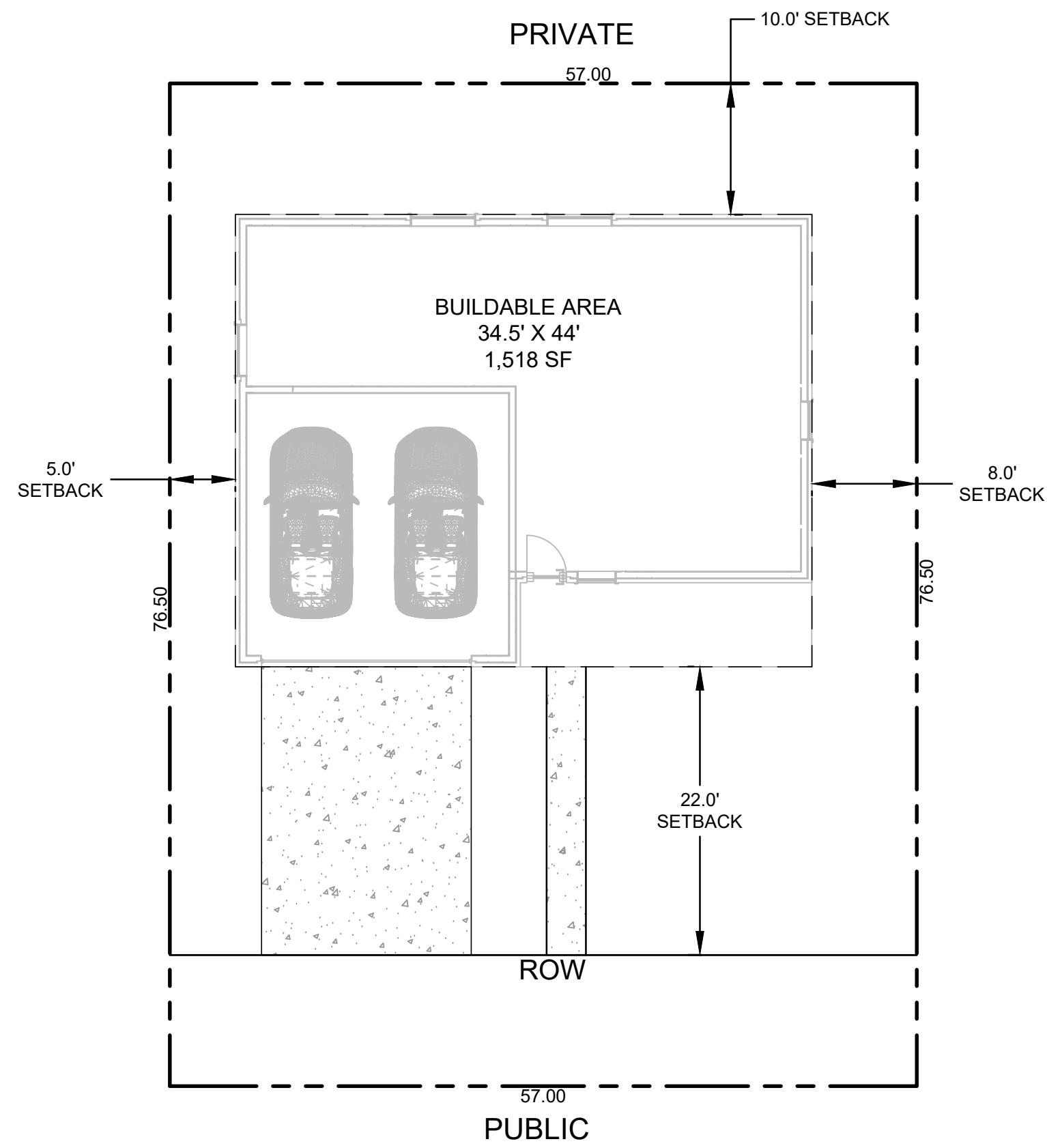
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JOB No. 3881-WJGP01-22-17
DESIGNED BY: RULON HARPER
CHECKED BY: RULON HARPER
DATE: 09/01/2026

DRAWN BY: WARD
DESIGN BY: WARD
CHECKED BY: SNT
DATE: 09/01/2026

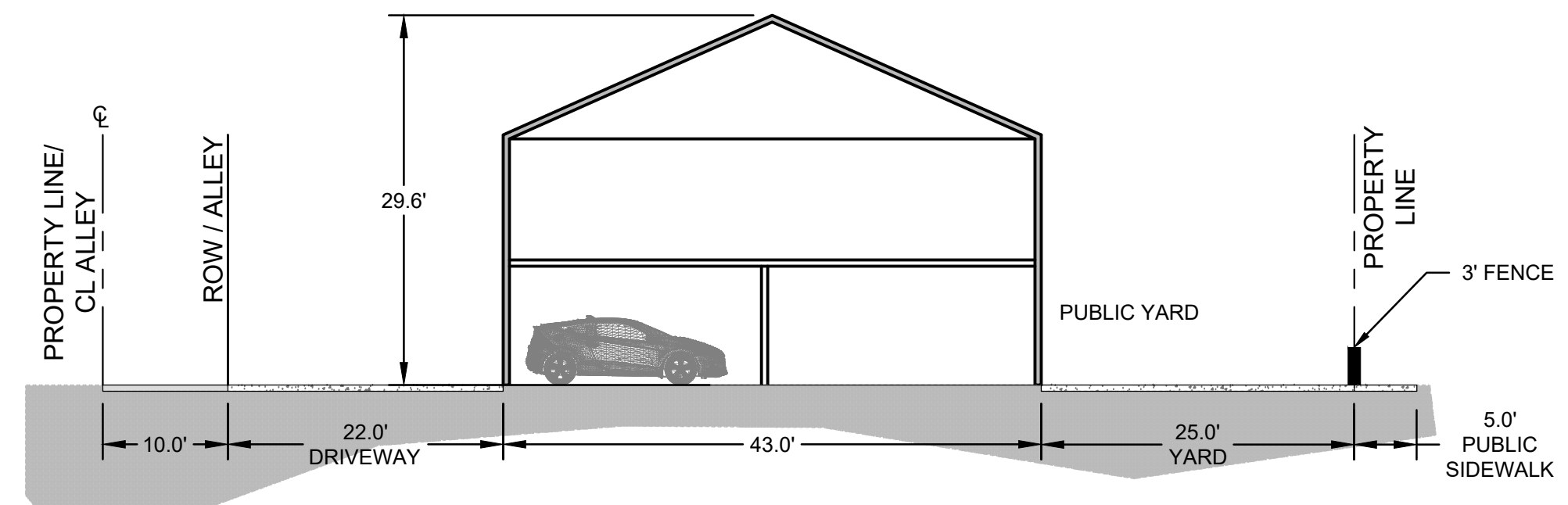
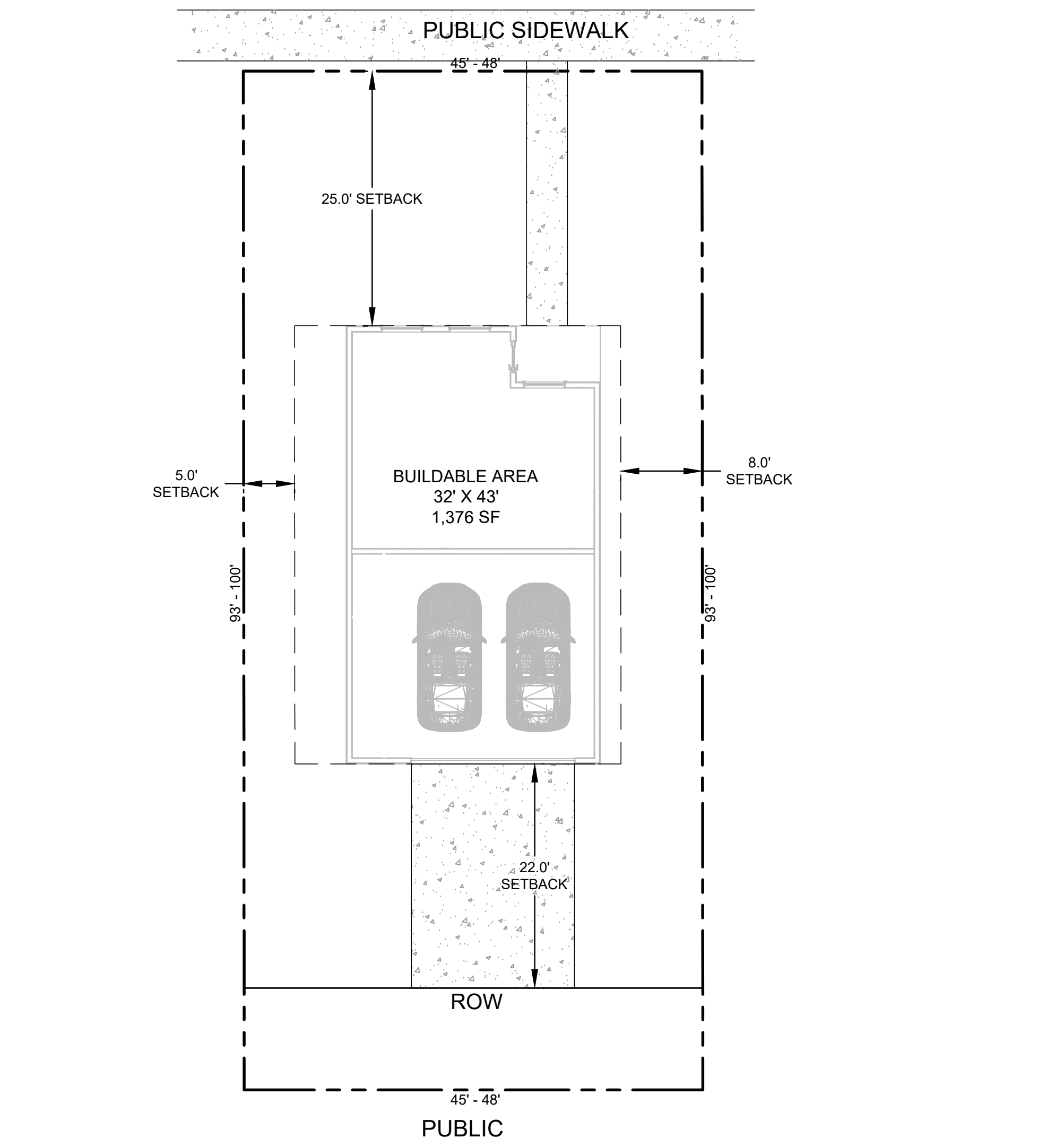
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SHEET
EX-01

COTTAGES



COTTAGE TYPE 1
57' WIDE LOT
AT GRADE BACKYARD



COTTAGE TYPE 2
45' & 48' WIDE LOT
DOUBLE FRONTAGE

FILENAME: O:\Harper Companies\gravel pit\architectural\Design\Sites.dwg TAB: EX-02 PLOT DATE AND TIME: 9/11/2026 4:09 PM



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WEST JORDAN CITY, UT
SITE LAYOUTS - COTTAGES

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CLIENT: RULON HARPER
DWG: SITES.DWG
JOB No: 3881-WJGP01-22.17
DESIGNED BY: RULON HARPER
CHECKED BY: RULON HARPER
DATE: 9/01/2026

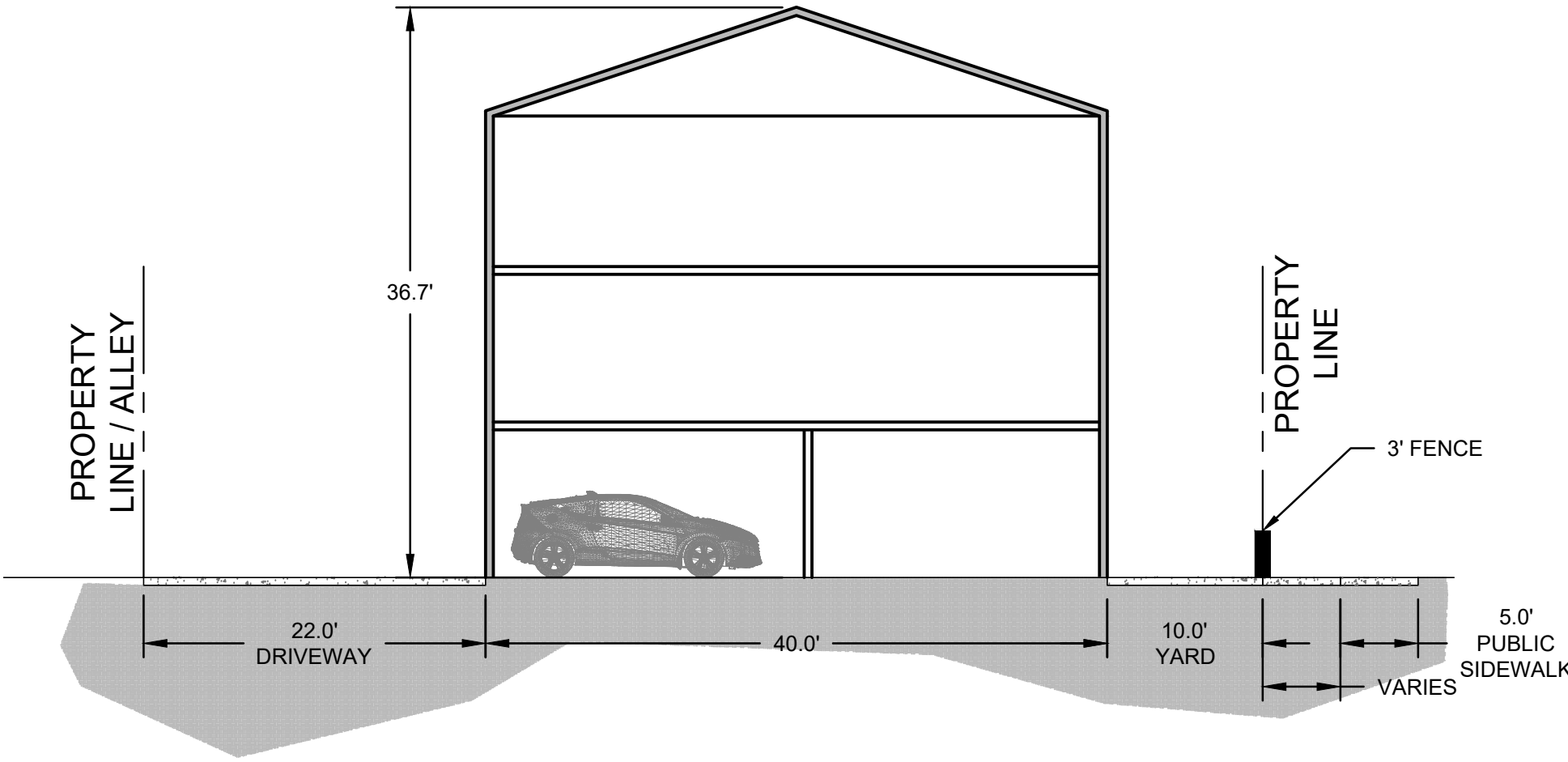
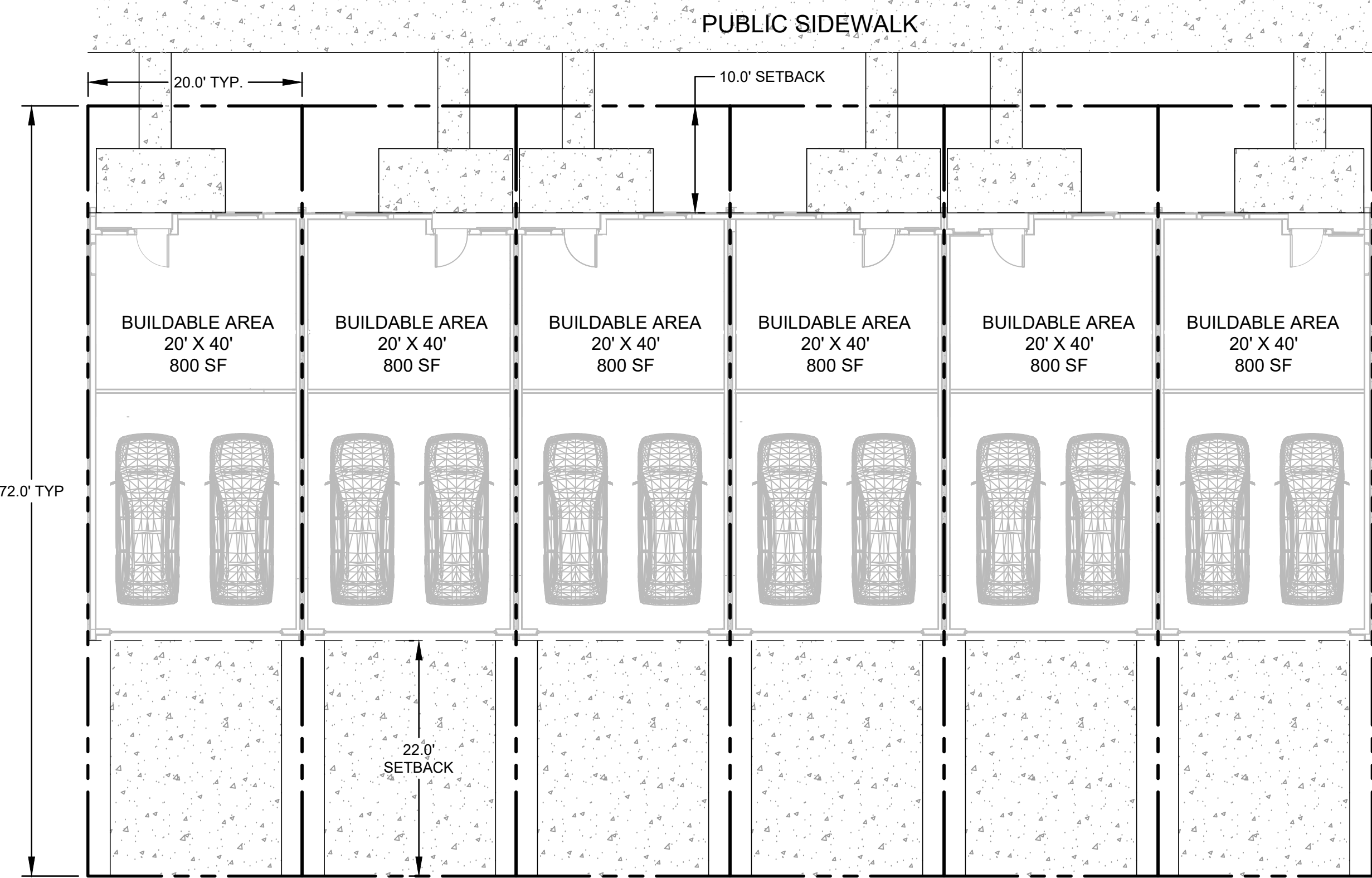
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DATE: 9/01/2026

NO.	DESCRIPTION	DATE

SHEET
EX-02

39 of 74

TOWNHOMES



TOWNHOMES
20' WIDE LOT
DOUBLE FRONTAGE

FILENAME: O:\Harper Companies\gravel\p\architectural\Design\Sites.dwg TAB: EX-03 PLOT DATE AND TIME: 9/11/2026 4:16 PM



HARPER MASTER PLANNED COMMUNITY
WEST JORDAN CITY, UT
SITE LAYOUTS- TOWNHOMES

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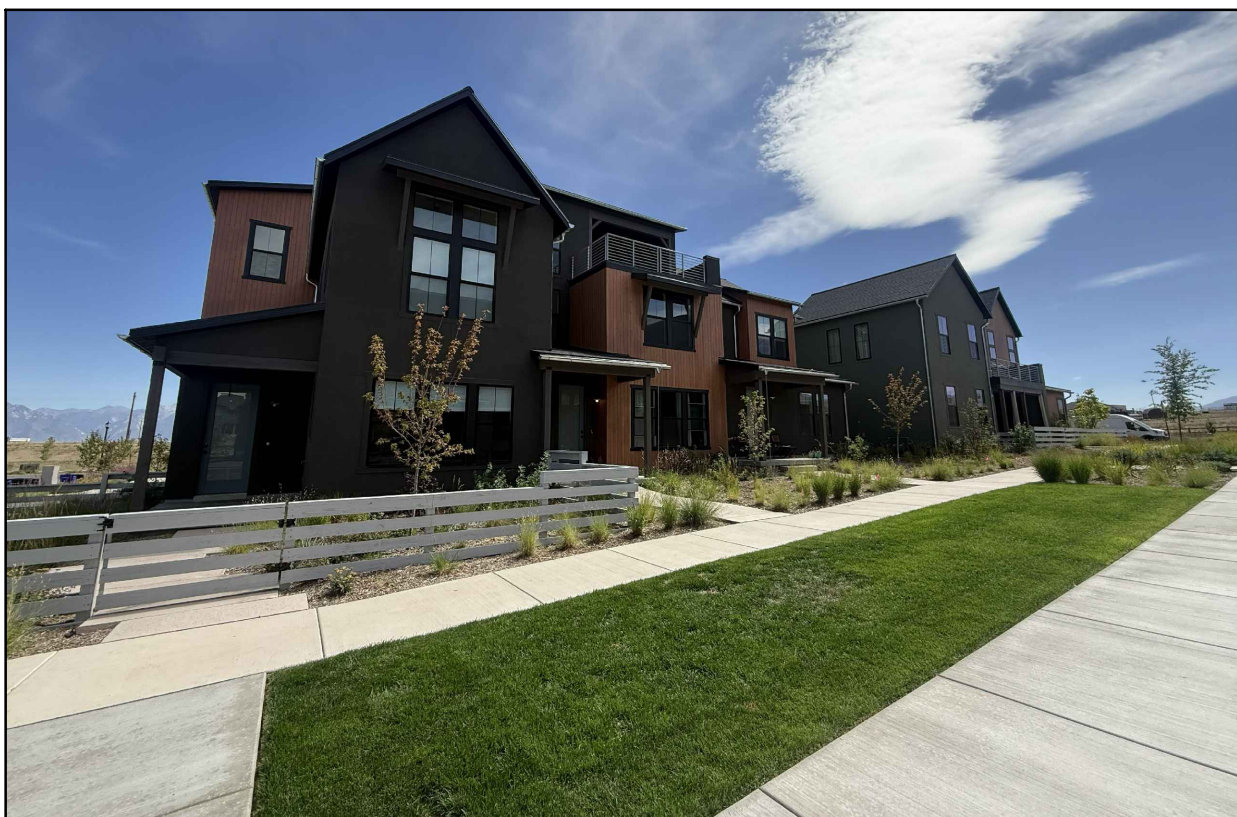
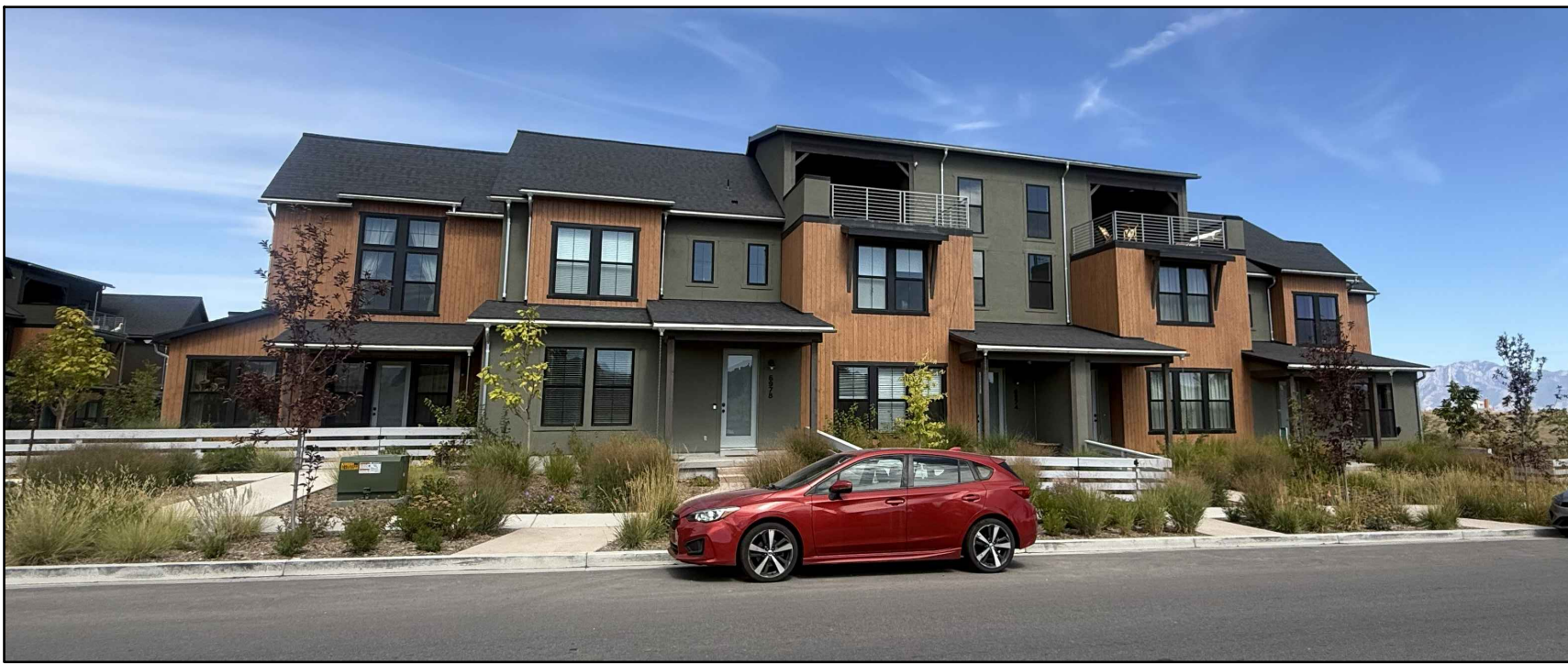
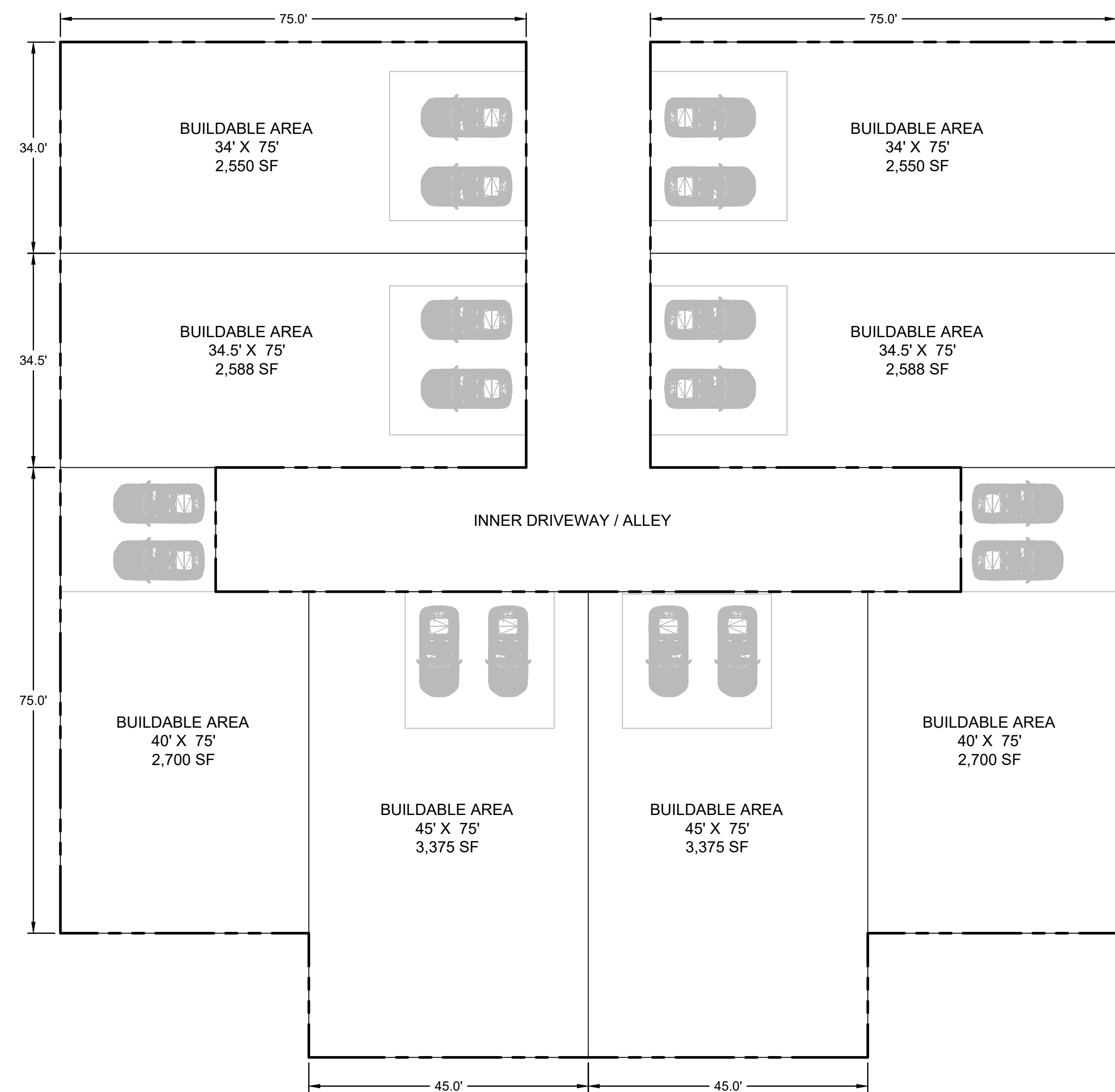
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DWG: SITES.DWG
JOB No: 3881-WJGP01-22.17
DESIGNED BY: RULON HARPER
CHECKED BY: RULON HARPER
DATE: 9/11/2026

DRAWN BY: **WARD**
DESIGN BY: **WARD**
CHECKED BY: **SNT**
DATE: 9/11/2026

REVISIONS

SHEET
EX-03

MANSION LOTS



TERRAIN BY THIRD CADENCE
EXAMPLE OF MANSION LOT DESIGN

FILENAME: O:\Harper Companies\gravel\p\architectural\Design\Sites.dwg TAB: EX-04 PLOT DATE AND TIME: 9/11/2026 4:42 PM



HARPER MASTER PLANNED COMMUNITY
WEST JORDAN CITY, UT
SITE LAYOUTS

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CLIENT: RULON HARPER
DWG: SITES.DWG
JOB No: 3881-WJGP01-22.17
DESIGNED BY: RULON HARPER
CHECKED BY: RULON HARPER
DATE: 9/11/2026

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DESIGN BY: WARD
CHECKED BY: SNT
DATE: 9/11/2026

REVISIONS

SHEET
EX-04

9/11/2026 4:21:54 PM O:\Harper Companies\gravel architectural\Design\Multi Family Condos.rvt

MULTI-FAMILY STACKED CONDOS

UNIT TABLE				
UNIT TYPE	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL
MULTIFAMILY CONDO	4	4	4	21



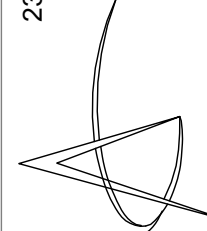
1 CONCEPTUAL FLOOR PLAN
1" = 10'-0"



2 UNIT TYPES
1" = 10'-0"

HARPER MASTER PLANNED
COMMUNITY
WEST JORDAN CITY, UT
CONCEPTUAL FLOOR PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying



CLIENT: HARPER
DWG:
JOB No:

DRAWN BY: SK
DESIGN BY: SK
CHECKED BY: WARD
DATE: 09/01/2026

REVISIONS	CITY COMMENTS
#	DATE

SHEET

EX-05A

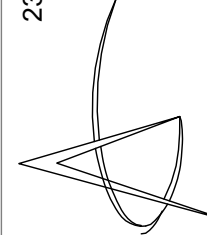
PH: 801.487.8040

NOTE: IMAGE IS FOR ILLUSTRATIVE PURPOSES ONLY



○ EXTERIOR PRECEDENCE

HARPER MASTER PLANNED
COMMUNITY
WEST JORDAN CITY, UT
EXTERIOR PRECEDENCE



231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8040

CLIENT:	HARPER
DWG:	
JOB No:	
DO NOT SCALE THIS DRAWING. DRAWING IS REDUCED IF LESS THAN 28-in x 34-in. DIMENSIONS AND NOTES TAKE PRECEDENCE	

DRAWN BY:	SK
DESIGN BY:	SK
CHECKED BY:	WARD
DATE:	09/01/2026

REVISIONS		CITY COMMENTS
#	DATE	

SHEET
EX-05B



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

PRE-APPLICATION REVIEW – CITY COMMENTS

PROJECT NAME: Harper Master Planned Community
PROJECT ADDRESS: 6400 West 7400 S
DATE: October 6, 2026
TO: Doug Hansen / Harper Companies
FROM: Tayler Jensen

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

PLANNING & ZONING DEPARTMENT / PROJECT MANAGER:

Tayler Jensen
801-569-5064
tayler.jensen@westjordan.utah.gov

Review Processes:

1. Submission Information
 - a. 48 Hour Review for Completeness when Items are submitted to ensure a complete application
 - b. First Review – 20 Business Days
 - c. Redline Return Meeting and IRMA
 - d. Subsequent Reviews (Preliminary) – 10 Business Days (Final Reviews are all 20 Business Days)
2. Review Process:
 - a. Committee of the Whole
 - b. Design Review Committee (Last Tuesday of each Month)
 - c. Planning Commission (1st and 3rd Tuesday of Each Month)
 - d. City Council (2nd and 4th Tuesday of Each Month)
3. [Future Land Use Map Amendment](#).
 - a. Proposal is for ~7 DU/AC which is Medium Density Residential, current map shows Low Density Residential (3-5 DU/AC), Very-Low Density Residential (0-3 DU/AC), and Public Facilities
4. [Rezone](#) To Integrated Housing Development (IH-D)
5. [Master Development Agreement and Plan](#) (Required for IH-D)
6. Major Subdivision ([Preliminary](#)) and ([Final](#))



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7. [Site Plan](#) (For Condo/Apartment Area) Preliminary and Final Required

Comments:

1. Max density of IH-D is 6.5 DU/AC unless there is a density buy up. The City Council **may** grant density buy ups in increments of .25 DU/AC up to a total of 7.5 du/ac for:
 - a. Donating additional lots or units created by the buy up to a community land trust program for low or moderate-income housing (13-5M-4 B)
2. Twin Home, Duplexes, Triplexes and MF units shall not compromise more than 50% of unit Count. (Currently makes up 305 of 476 ~64%)
3. 20% of total project area must be open space, 15% of project must be a contiguous, permanent park space, that is centrally located and accessible via trail network
4. 2000 SF Clubhouse required
5. No single-family lot may be smaller than 4,350 SF
6. At a minimum 3% of the unit count needs to be identified as moderate income housing units and priced to meet the State definition thereof. For the current unit count that is 15 units
7. A development phasing plan is needed, it should show how each phase can work together but also stand alone
8. Must provide architectural design guidelines
9. Need to provide mid development connections to Oneleven (recommended locations shown)
10. DAI is submitting for IH-D directly adjacent to your project, at a minimum the projects should coordinate, ideally a single MDA would encompass both developments
11. This will need an APF
12. Masonry Wall along 7400 S
13. Sound wall likely needed along MVC
14. Parking Requirements:
 - a. Single Family Homes: 2 Garage Stalls
 - b. Townhomes: 2 Garage Stalls
 - c. Apartment/MF Buildings
 - i. Studio/1 Bedroom Unit : 1.5 /DU
 - ii. 2 Bedroom Unit: 2 /DU
 - iii. 3(+) Bedroom Unit: 2.5 / DU
 - iv. Guest Parking: 1 stall per 4 units



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15. May want to add commercial (which IH-D allows) near 7000 S and MVC where there is the flyover to Copper Rim
-

PUBLIC UTILITIES ENGINEER:

Colby Cain
801-569-5089
colby.cain@westjordan.utah.gov

Comments:

1. Complete the Adequate Public Facilities Checklist B to determine utility availability. Main concern is going to be water availability. 170 planned ERCs, need to determine availability for remaining ERCs through the APF.
 2. Show all existing and proposed utilities.
 3. Maintain flood pathing per meeting with Dave, coordination with developments to the east will be required.
-

PUBLIC WORKS ENGINEER:

Nate Nelson
801-569-5072
nate.nelson@westjordan.utah.gov

Comments:

1. 7000 South road section needs to be fully developed including plan and profile, and coordination with the adjacent developments, and UDOT.
2. Coordination needs to account for the bridge crossing Mountain View Corridor with preliminary design approved by UDOT
3. Make connections with DAI project to the west.
4. Construct full roundabout at 6400 West 7400 South
5. Sidewalks required on roads, public or private
6. TIS must analyze the capacity of the 6700 West
7. 6700 West sidewalks and bike lanes
8. Provide a wide angle vicinity map so the surrounding developments can be evaluated
9. Provide topography showing grade transitions with surrounding developments, MVC.



Community Development
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TRAFFIC ENGINEER:

Nestor Gallo

801-569-5047

nestor.gallo@westjordan.utah.gov

Comments:

1. Submit a Traffic Impact Study.
2. Add concrete sidewalk to local and collector roads.
3. Add ADA ramps in compliance with PROWAG.
4. Add traffic calming best management practices for streets exceeding 500 feet in length.
5. Road 5 shows a raised median. Ensure the road is at least 20 feet wide minimum in compliance with city standards and the IFC Appendix D

FIRE DEPARTMENT:

Mike Jensen

801-260-7304

mike.jensen@westjordan.utah.gov

Comments:

1. Please show two nearest existing fire hydrants.
2. Please be prepared to talk about how you want to phase the job if that is the plan.
3. Turning Radius- 30 inside and 50 outside based on a 60 ft. vehicle.
4. Dead-end over 150ft will require an approved turnaround for fire apparatus. (IFC 2021 Appendix D103.4)
5. Maximum distance from any point on a street or road frontage to a hydrant shall not exceed 250 feet.
6. Any road with a fire hydrant shall be 26ft wide. (IFC 2021 Appendix D D103.1)
7. All Fire Apparatus roads must reach within 150 feet of all parts of a facility and the first-story exterior walls, with distances measured along an approved route. (IFC 2021, 503.1.1)



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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.



Minutes of the City of West Jordan
Committee of the Whole
Tuesday, July 28, 2026 – 4:00 pm
Approved August 25, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

Council: Chair Jessica Wignall, Vice Chair Kent Shelton, 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, Public Works Director Brian Clegg, Public Utilities Director Greg Davenport, Assistant Planner Mark Forsythe, Public Services Director Cory Fralick, City Planner Larry Gardner, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Senior Planner Ray McCandless, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Police Chief Jeremy Robertson, Policy Analyst Walter Schmidt, City Recorder Tangee Sloan

Absent: Bob Bedore

Chair Wignall called the meeting to order at 4:00 pm and noted that Council Member Bedore was absent.

2. Discussion Topics

a. Discussion of Sponsoring a Jackalope Block Party Event to be Held in August 2027 at Ron Wood Park

City Administrator Korban Lee said staff had been talking with representatives of Jackalope Block Party, a high-energy action sports festival involving skateboarding, music, and food, about the possibility of sponsoring an event in West Jordan in August 2027. Mr. Lee said Visit Salt Lake was partnering with the City for the event and mentioned Clay Partain, Executive Director of Sports Salt Lake, was in attendance. He also noted that Micah Desforges, President and CEO of Tribu Expérientiel Inc., the production company that put on the Jackalope Festival, was participating remotely.

Mr. Lee reported that for the last couple years, administration had been looking at ways to get more recognition and a better identity for West Jordan as the third largest city in the State, and ways to bring more people into the community. Administration had specifically looked into sporting events that did not require a specific sports venue, including a professional mountain biking race scheduled for September. Sports Salt Lake made administration aware of the Jackalope Block Party festival, a free, non-ticketed event as a possibility for West Jordan.

Mr. Desforges enjoyed his visit to Salt Lake City and West Jordan, and thanked Chair Wignall

and Vice Chair Shelton for visiting the Jackalope event in Mississauga in Ontario, Canada. He shared a video presentation highlighting the event in Ventura, California, and said there were currently five destinations that were part of the Jackalope tour. He explained that Jackalope Block Party West Jordan would be a three-day outdoor festival, recommended it be held August 5-7, 2027 at the Wheels Park and conservatively estimated 5,000-10,000 attendees, in conjunction with the planned Beet Days.

Mr. Desforbes believed the proposal would capitalize on the investment that had already been made by the City, including the planned permanent vert ramp. He and Mr. Lee wanted to tell the world what West Jordan was all about. Mr. Desforbes emphasized the tourism and community impact, including an economic boost, media showcase, Olympic momentum, and community activation. He showed a breakdown of cost estimates, with grand total expenses of \$288,000 per year (\$200,000 title sponsorship from West Jordan City). Mr. Desforbes stated that Jackalope typically began with a three-year agreement with cities, with the potential for future expansion. He encouraged the Council to envision West Jordan as part of the global tour.

Mr. Partain with Sports Salt Lake said he believed the Jackalope Block Party was a phenomenal product. He sensed a large portion of the younger demographic craved such sporting events, and believed the festival would be successful economically for West Jordan and the surrounding areas and would bring a sense of pride to West Jordan in being on a global scale. Mr. Lee clarified that Sports Salt Lake would contribute \$20,000 of the total expense, and West Jordan would contribute \$180,000, plus in-kind contribution. Mr. Partain emphasized that Sports Salt Lake would be willing and able to help with logistic support.

Mr. Lee said administration suggested pairing Jackalope Block Party with Beet Days to help create some momentum and get Beet Days off the ground. He imagined there would be a good synergy between the two events. The in-kind expenses would also be necessary for Beet Days, and pairing the events would combine the cost.

Chair Wignall said Mississauga hosted a viewing of the World Cup in Town Square at the same time as the Jackalope Block Party when she and Council Member Shelton visited, and felt the combined events drew a lot of people. She had a great experience, felt the comradery in the Jackalope athlete community was visible, and thought it looked like a great thing for the West Jordan community.

Vice Chair Shelton shared that he thought it was a fun event with a lot of energy and a huge party vibe. He said they were shown some of the work that went into making the event successful, and noted the vert ramp event was his favorite. Council Member Shelton pointed out that Mississauga had a downtown, which West Jordan did not, and West Jordan had a skate park, amazing mountain views, and the Beet Days carnival would be in conjunction. He expressed concern that the party vibe would be too much for the Ron Wood Park neighborhood. He believed the event was loud, but he had not seen anyone misbehaving, per se. He expressed concern with parking but also thought it could be a great event.

Mr. Lee said Jackalope was ready to announce next year's season, and told Jackalope that West Jordan would say whether it was in or out by the end of July. The event would be included in the next fiscal year budget and noted no budget amendment would be needed in the current fiscal year. Mr. Lee said City staff were anxious to begin planning for Beet Days, and thought the Jackalope Block Party would be a big part of the planning.

Council Member Whitelock asked staff to share what they had in mind for Beet Days. Public Services Director Cory Fralick explained the plan for Western Stampede was to keep the rodeo, fireworks, and parade. The carnival, live music, community market, food trucks, and butterfly garden would be moved to Beet Days. He thought if West Jordan chose to participate, the programming would include Jackalope, otherwise, staff would propose other entertainments. It was Mr. Lee's understanding that the City would do fireworks and a concert on the stage for the 4th of July. Mr. Fralick said staff had not planned to include a concert with the fireworks, but they could if directed.

Responding to a question from Council Member Whitelock, Mr. Desforjes said exact hours of the Jackalope festival were not set yet, but it was his understanding that it would mirror the hours of the carnival, with Thursday and Friday evenings, and all-day Saturday. He noted the festival was typically 5:00 – 9:00 pm on Thursday and Friday, and Saturday noon to 8:00 pm.

Council Member Whitelock clarified that when she had envisioned bringing something to the City, she pictured something with a sports arena that would bring people for more than one event a year. She referred to the Real team's America First Field as an example. Council Member Whitelock was not opposed to the Jackalope festival but felt it was a lot of money, more than a dollar per resident, for a few people to come and enjoy. She would not want to combine the Jackalope festival with Beet Days, only to have Beet Days fail when the Jackalope festival no longer came. She pointed out that West Jordan did not have enough hotels and bars for the attendance to have much of an economic impact. Council Member Whitelock expressed concern that people throughout Utah did not recognize West Jordan as the third-largest city in the State and stated that global recognition was not her focus.

Council Member Jacob commented that the Olympics in 2002 had been called the Salt Lake 2002 Olympics, yet the branding for the 2034 Olympics was "Utah 2034", and suggested the Jackalope event would do more for Utah branding than for West Jordan. He would love for West Jordan to get a name for itself for something and would love the Jackalope festival to be a catalyst for that to happen, but suggested it was perhaps a cart before the horse situation. He mentioned that there was a lot of construction at Ron Wood Park and asked how much of the construction would be done by August 2027. Mr. Lee responded that all construction currently underway would be completed and open, grass would be established, and parking lots would be complete. However, some shuttle parking may need to be provided for the event.

Responding to a question from Council Member Jacob, Mr. Fralick said he would be able to provide sales numbers for the carnival, but attendance numbers were not available. Council Member Jacob thought the rodeo arena held close to 5,000 attendants. He agreed that the

Wheels Park and surrounding neighborhood were not designed to host a 10,000-attendee event, and asked about alternate locations. Mr. Lee said staff considered several possible locations, including City Hall, the Rodeo Arena, Veterans Memorial Park, the Regional Airport, and Jordan Landing, looking for places that could accommodate the event logistically, and were visually iconic and would show well for West Jordan. He believed pairing the event with Beet Days and locating it at Ron Wood Park was the most cost-effective option. Staff shared data obtained from Placer.ai showing approximate number of visitors at the carnival on July 3-5, 2025 based on unique cellphones going into the park to be: July 3rd – 13,000; July 4th – 32,000; and July 5th – 18,000.

Vice Chair Shelton said the Jackalope event might not be exactly what the Council had visualized, but it would be a step in that direction. Council Member Jacob agreed, and expressed the opinion that saying no would be the wrong direction. Council Member Lamb said the Council had talked about getting something big for years. He said the cost would always be a question, but he did not think hosting at Ron Wood Park would be a problem.

Council Member Harris stated that she trusted staff to figure out the details but had some concerns. She agreed with Council Member Whitelock's concerns, and felt Jackalope was not what she had imagined pairing with Beet Days. Council Member Lamb commented that the original idea had been to do something for the west side. Council Member Harris was concerned about parking, but trusted staff to figure it out.

Council Member Whitelock would not want to see a tax increase proposed because of the Jackalope event. Mr. Lee proposed the City use one-time money from the FY2028 Budget to pay for the festival, since it would not be an ongoing, permanent thing. Council Member Whitelock was comfortable with using one-time money.

A majority of the Council indicated support for moving forward with hosting the Jackalope Block Party in 2027. Vice Chair Shelton suggested branding the event as "Jackalope Block Party Utah in West Jordan" rather than "Jackalope Block Party West Jordan." Mr. Partain said the suggestion could be beneficial in the long-term. Responding to a question from Council Member Whitelock, Mr. Partain said if the City committed to funding for three years, his organization would commit to three years as well.

b. Discussion of Harper Master Planned Community and Oneleven Phase 2 Rezones, Future Land Use Map Amendments, and Master Development Agreements

Senior Planner Tayler Jensen said the Harper Community and Oneleven were being considered together because they were located adjacent to each other and relied on each other for utilities and roads. Both developments proposed Future Land Use Map (FLUM) amendments and proposed rezones to the Integrated Housing Development (IH-D) Zone.

Mr. Jensen said the Harper Community proposal included 439 development units in the IH-D Zone, with 213 multi-family units and 216 single-family units, and 1.82 acres of new commercial development. The Oneleven Phase 2 proposal included 163 new units, with 98 multi-family and 65 single-family, and 1.91 acres of new commercial development. The total

number of units in the Oneleven development would increase to 476. Mr. Jensen said he believed the proposed Phase 2 would increase the integrated nature of the development and better align with the purpose of the ordinance.

Responding to a question from Council Member Jacob, Mr. Jensen pointed out the location of the proposed park space the Harper Community concept plan, and estimated that the space was about 150 feet deep. Council Member Whitelock said the space might be green, but it looked more like a walkway than a park.

Mr. Jensen shared the following staff analysis of the two proposals:

- The new phase of Oneleven did a better job of integrating uses than Phase 1
- Harper and Oneleven had worked well to align roads and infrastructure
- The linear park through Harper needed to integrate with Oneleven, and should continue to tie into Mape Hills Park; open spaces should tie into open spaces in Senna Hills and trails should cross Mountain View Corridor at 7000 South and 7400 South
- Harper and Oneleven did not tie in well to the Senna Hills proposal and needed more coordination

Public Utilities Director Greg Davenport reported the City had allocated 180 ERCs for the existing land use on the Harper property. He said he did not know the ERC numbers for Oneleven off the top of his head.

Council Member Jacob expressed the opinion that the condos should be contingent on 6400 West and the bridges on 7000 South and 7400 South being completed first, and said he would like to see the condos replaced with town homes. Vice Chair Shelton suggested a neighborhood meeting in the area.

Council Member Whitelock was not interested in increasing the ratio of single-family to multi-family units and was comfortable with the densities on the current FLUM. She did not believe the proposal was what most of the current residents desired. Council Member Whitelock felt frustrated that applicants continued to request changes to the FLUM, yet property owners and developers had not attended the meetings and public hearings to provide input when the ordinances and FLUM were put together. Vice Chair Shelton agreed that what had been happening made future planning feel kind of pointless.

Mr. Jensen said some of the current zoning was outdated and no longer used by the City. He asked if the Council would support a rezone to IH-D or IH-L (lower density). Council Member Whitelock said she would prefer the lower density.

Council Member Jacob referred to Dry Creek Highlands with the single-family homes, town homes, condos, and multi-family homes all next to each other as an example of what he considered “integrated”. Vice Chair Shelton agreed.

Council Member Whitelock asked what other zones would be possible. Mr. Jensen said the Planned Residential Development (PRD) Zone had been used in the past, said a PC Zone

could be used, and said the Council could ask for a R-1 Zone. He asked if the Council was comfortable with the proposed unit mix on the Oneleven Phase 2. Vice Chair Shelton said he would be more comfortable with a more integrated project, and would prefer to see a 50/50 split with unit count instead of acreage. Council Member Whitelock suggested the Council say they were in favor of the R-1-8 Zone. Chair Wignall said she agreed with Council Member Whitelock.

Council Member Jacob understood that the proposal was presented as an amendment to the original plan, and thought the Council should take the opportunity to get the original plan closer to what they wanted. Council Member Lamb preferred townhomes instead of condos, and would like to see single-family homes that were not crammed so close together.

Council Member Harris said the idea behind integration was that different income levels would be able to live close together. Council Member Whitelock asked if the developers would be willing to integrate the plan more. A representative of the developer said they would be willing to look at possibilities. Chair Wignall said she agreed with the suggestion to switch the condos to townhomes.

The Council looked at the property on Google Street View for context. Council Member Lamb said he could see why the condos were placed next to MVC with the existing slope. Doug Hansen, COO for Harper Company, said they had been working on possibilities for the property since 2016. He said many of the options that had been considered had less density, and expressed willingness to be flexible and work with everyone.

Chair Wignall summarized that the Council wanted the developer to bring a more integrated development plan back to the Committee of the Whole. Council Member Jacob suggested 6400 West and 6700 West continue through and remain collector roads.

c. Discussion of the Senna Hills Rezone Request for Approximately 86.14 Acres Adding the Interchange Overlay Zone (IOZ)

Senior Planner Tayler Jensen said the subject property previously received a FLUM amendment to Medium Density Residential and Professional Office, and was rezoned to P-O to facilitate development of the HCA Hospital Site, with the understanding that a rezone to add the IOZ and residential development would come in the future. The subject application was to add the IOZ to 86.14 acres at Senna Hills. Senna Hills would include 391 units, with 50 single-family units, 201 townhomes, and 140 condos, with a density of approximately 9.5 units per acre.

Mr. Jensen showed a site plan, and shared a staff analysis:

- Uses were appropriate in general
- Too many long roads (longer than 500 feet)
- Cul-de-sac off Verdigris did not match up with the type of housing proposed by Harper
- Park at end of “triangle” not in a good location, hidden; if built, should not be a City park

- Not a requirement of IOZ, but Harper and Oneleven were utilizing integrated housing; staff felt this project should be more integrated with fewer “pods”
- Needed to integrate more fully with Oneleven and Harper Community and utilize the same infrastructure, roads, align parks, etc.

Council Member Whitelock asked why so many private roads were proposed when the City did not like private roads. She said she was not inclined to approve private roads that did not meet City specifications. Council Member Jacob said a cul-de-sac would be better than a stub road adjacent to the hospital site. Mr. Jensen said staff had concerns about the proposed park, and Council Member Harris expressed agreement.

Brandon Watson with Edgohomes said the proposed location of the park would provide spectacular views. He said the private roads would be more like alleys, with alley-loaded units, and confirmed that driveways would be the required 22 feet long. Mr. Watson said the plan was designed to work with the topography, with units strategically placed to allow walk-outs or step-downs that worked with the grade. Mr. Watson expressed the opinion that the parking would function better as on-street parking instead of the parking lots in the proposal, but perpendicular on-street parking was not allowed on public roadways.

Council Member Whitelock said she would want more integration, and did not like the proposed single-family units right on MVC. Council Member Jacob requested a cul-de-sac instead of the proposed dead-end. Vice Chair Shelton said he was comfortable with the alley format. Council Member Jacob suggested the main access into the project should line up with the public road or “t” into the alleyway. Mr. Watson said Edge planned to expand 6400 West to its full buildout. Council Member Jacob said he was comfortable with the proposed density, but changes needed to be made to the proposed layout. Council Member Whitelock said water was a problem, and she would rather see less density in the proposal. Chair Wignall asked for the item to come back to a future Committee of the Whole meeting.

d. Discussion of the 5490 West Barber Estates Rezone (RR-1D to the R-1-12) Zone and Roadway Improvement Requirements

Senior Planner Tayler Jensen said the applicant asked that the Council discuss a draft development agreement for the Barber Estates Development, addressing roadway improvement requirements and other provisions that differed from direction provided by the Council at the January 27, 2026 Committee of the Whole meeting. The current FLUM designation was Very Low Density Residential, and the current zoning was RR-1D. Mr. Jensen showed a concept plan that included 20 lots with sizes between 11,000 and 20,000 square feet.

The Council provided the following feedback to the applicant in January:

- Developer responsible for constructing public improvements along 5490 West
- 5490 West required for fire response and compliance with City development standards
- 5490 West shall be constructed curb to curb, with sidewalk and park strip on Barber side of the road

- Developer responsible for acquiring additional right-of-way
- 5490 West was not on the City's Impact Fee Schedule and was a project development, not a system improvement
- Protection strips not allowed (15-5-5 J)
- If approved, the number of dwellings allowed to be clarified by Development Agreement

The applicant brought back a request for the following provisions in the Development Agreement:

- Developer not responsible for the construction of public improvements along 5490 West unless reimbursed by the City
- Developer not responsible for improvements from curb to curb of 5490 West unless reimbursed by the City
- Developer not responsible to acquiring additional right-of-way needed for 5490 West, unless reimbursed by the City
- Developer must be reimbursed for the costs of constructing 5490 West
- City cannot claim 5490 West is a project improvement
- Developer seeking lots under 12,000 square feet (not R-1-12)

Mr. Jensen said staff did not support the changes as the proposal did not follow direction given by the Council in January. He said the proposed development represented "leap frog" development, a development pattern where growth occurred beyond the existing developed areas. Improvements to 5490 West were necessary for the Barber development, which would be the sole beneficiary of the improvements. Mr. Jensen said staff believed the developer should either make the improvements necessary for their project, or wait for development to catch up to the site. He asked if the Council believed the developer should cover infrastructure costs if they did not wish to wait for development to reach the site, and asked if the Council wished to amend any of their feedback provided to the applicant on January 27th.

Brent Bateman with Denton, Durran, Jones, and Pinegar, legally representing the developer, said the developer felt there had been a misunderstanding, and said information had been incorrectly communicated by staff. He said the developer received great feedback from the Council in January and had been working on the feedback since then. Mr. Bateman said the developer felt staff had been gatekeeping and preventing them from having needed conversation with the Council.

Mr. Bateman referred to direction from the Council that the developer was responsible for acquiring additional right-of-way. He said the developer explored the possibility, and found it was not possible. He said the current owners of the right-of-way did not want to sell. Mr. Bateman said the developer was asking if the requirement could be reconsidered, or if another way could be found to make the situation work. He said the developer was happy to construct 5490 West and complete curb and gutter improvements on the Barber side of the street, but were limited in the ability to complete the road without the west right-of-way.

Mr. Bateman said the developer understood there were some things that would not be reimbursed by the City, and said it was understood that what staff was calling leap frog development involved “pioneering”. Mr. Bateman said he believed the situation would more accurately be called “infill.” He said the developer would be happy to construct the half-width road, and asked for reimbursement for any portion that would be used by another development in the future. Mr. Bateman said larger developments may be able to cover the cost of such infrastructure, but Barber Estates was only a 20-unit development.

Staff said developments that occurred nine or ten years ago had dedicated the right-of-way for improvements and put up all the money for development of that half of the shared corridor with a deferral agreement, so in theory, the City already had the money to pay for improvement of the shared corridor, although construction costs had increased far more than the interest that would have been earned on the amount. Staff said the Council had the discretion to approve a half-width road, and discretion to allow for pioneering.

Council Member Jacob did not think construction of the road could be called “pioneering.” There would be no future development, because development had already occurred on the neighboring property. He said pioneering could only apply to the west side of the road. Council Member Jacob said the City had already collected money for construction of the shared corridor with a deferral agreement. He said he was sure the City would require the developer of the west side of the road to pay for their half of the infrastructure. A representative of the owner of property to the west (Bowler) confirmed they were not interested in selling their portion of the road.

Council Member Lamb thought it made sense to require the developer to complete the street in front of their development and for the City to complete the shared portion. Mr. Bateman said the developer was happy to participate in construction of the full length with shared cost.

Community Development Director Scott Langford said it was his understanding that without the City Council having approved a half-width road, City Engineers had not engaged in that level of conversation. The Council reviewed a proposed cross section of the road, and discussed that there would be room for two vehicles to pass each other with completion of the half-width.

Responding to a question from Jeremy Sorensen, a resident who said his property backed up to the subject property (allowed by Chair Wignall), Council Member Jacob said the completed half-width road would not encroach on the Bowler property. Vice Chair Shelton said the Bowlers could put up a fence if they wanted. Council Member Jacob said it may be the right time for 5490 West to be fully dedicated, and said he did not see how the proposed development could happen without it. Council Member Whitelock said she did not think it was time.

Vice Chair Shelton said the request for lot sizes less than 12,000 square feet had not been addressed, and said the Council had specifically asked for the R-1-11 or R-1-10 Zone.

Chair Wignall asked for the item to come back to future Committee of the Whole meeting.

3. Administrative Items

None

4. Adjourn

Chair Wignall adjourned the meeting at 6:39 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 28, 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 25th day of August 2026

Request For Council Action

Action: Provide Information to Council

Meeting Date Requested : 10/13/2026

Presenter: Brian Clegg, Public Works Director

Deadline of item : 10/13/2026

Applicant: West Jordan City Public Works

Department Sponsor: Public Works Admin

Agenda Type: Discussion Topics

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. Agenda Subject

Discussion of Transition Plan for New Solid Waste Service Contract

2. Executive Summary

With the transition to a new solid waste collection contractor, Council is being asked to establish a new fee structure for solid waste services. The proposed fees are scheduled for Council consideration and adoption on October 27, 2026. Staff has prepared an analysis and recommendation to support the Council's review and discussion.

The City's new contract with Waste Management becomes effective July 1, 2027.

Staff will also present the solid waste operational transition plan. This report is informational; however, Council is being asked to provide feedback on the plan. The transition plan outlines the key steps and timeline necessary to ensure a smooth transition between service providers.

3. Time Sensitivity / Urgency

In order to support a strong communications plan in conjunction with a balanced operational transition plan, staff recommends the fee structure be adopted by the end of October with an effective date of December 1, 2026.

4. Fiscal Note

Fiscal impact will depend on the selected fee structure.

5. Planning Commission Recommendation

N/A

6. Staff Analysis

Staff recommends establishing a fee structure that supports "pay as you use" and maintains financial sustainability to the program.

7. Mayor Recommendation

8. Council Staff Analysis

The purpose of this discussion is to give the Council an overview of how the city plans to transition solid waste collection services to the new contractor, Waste Management, whose contract begins July 1, 2027. The transition plan identifies the major steps and timing needed to move from the current provider to the new service provider. The Council is being asked to review the transition plan and provide feedback about a new fee structure for solid waste collection services.

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. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

10. Attachments

Request For Council Action

Action: Request Feedback from Council

Meeting Date Requested : 10/13/2026

Presenter: Patrick S Boice, Senior Assistant City Attorney

Deadline of item :

Applicant: Scott Langford/Brock Hudson

Department Sponsor: Comm. Development - Bus. Lic

Agenda Type: Discussion Topics

Presentation Time: 10 Minutes

(Council may elect to provide more or less time)

1. Agenda Subject

Discussion of Proposed Amendments to Title 6, Chapter 3B, Section 5 – Revocation of Dog License

2. Executive Summary

Existing City Code creates some procedural confusion and irregularities when it comes to law enforcement's steps when a dog license needs to be revoked. The proposed amended language seeks to mirror how other administrative license revocations are handled. Use of the Administrative Law Judge and ensuring adequate notice and opportunity for a hearing are primary considerations and objectives.

3. Time Sensitivity / Urgency

None

4. Fiscal Note

N/A

5. Mayor Recommendation

6. Council Staff Analysis

The proposed amendment would list the grounds for a one-year dog license revocation and name the City's Administrative Law Judge as the official who issues the administrative enforcement order to revoke a dog license. An animal control officer would still start the process by issuing a notice of violation under Title 16.

Potential Questions & Discussion Points

- Does the proposed process clearly establish who is responsible for each step in a dog license revocation?
- Does the process provide adequate notice and an opportunity for the dog owner to have a hearing?

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. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

8. Attachments

Attachment A - Title 6, Chapter 3B, Section 5 – Revocation of Dog License

6-3B-5: REVOCATION OF DOG LICENSE:

A. —A.—Revocation: A dog license may be revoked for a period of one year for any lawful reason, including, but not limited to the following:

1. An animal control officer finding a dog at large on three or more occasions during any 12 month period;
2. Any act of animal cruelty;
3. Falsification of information in a license application; or
4. An unprovoked attack by an at-large dog involving serious bodily injury.

If the owner of any dog is found to be in violation of this chapter on three (3) or more different occasions during any twelve (12) month period, the animal control officer may issue a notice of violation under title 16 of this Code seeking an administrative enforcement order to revoke for a period of one year any dog license, and ordering the Animal Control Division to pick up and impound any dog kept by the person under such order. Any dog owner whose dog is impounded pursuant to such an order shall be subject to the fines and penalties set forth in the provisions of this chapter for impounded animals.

B. Procedure: An animal control officer may issue a notice of violation under title 16 of this Code seeking an administrative enforcement order from the administrative law judge. The administrative law judge may order the Animal Control Division to pick up and impound any dog kept by the person under such order. Any dog owner whose dog is impounded pursuant to such an order shall be subject to the fines and penalties set forth in the provisions of this chapter for impounded animals.

BC. Forfeiture: Any person whose dog is the subject of an impound and revocation order shall forfeit the dog and not be allowed to redeem the dog under any circumstances. (2001 Code § 14-2-105; amd. Ord. 12-10, 4-25-2012, eff. 7-1-2012; Ord. 19-07, 2-13-2019)

Request For Council Action

Action: Request Feedback from Council

Meeting Date Requested : 10/13/2026

Presenter: Patrick S Boice, Senior Assistant City Attorney

Deadline of item :

Applicant: Scott Langford/Brock Hudson

Department Sponsor: Comm. Development - Bus. Lic

Agenda Type: Discussion Topics

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. Agenda Subject

Discussion of Proposed Amendment to Title 4, Chapter 2, Articles N, P, and Q – Secondhand stores, Numismatic Dealers, and Employment Agencies

2. Executive Summary

This is a continued discussion of revisions to Title 4, Chapter 2 of the business licensing code. The three articles being brought before the Council tonight are recommended for deletion. They are unused sections which have not been helpful in regulating a conducive business environment in the community. State law also regulates many aspects of these industries. See [Utah Code Title 13, Chapter 32a](#) (bullion and secondhand goods), and [Utah Code Title 34, Chapter 29](#) (Employment Agencies).

3. Time Sensitivity / Urgency

None

4. Fiscal Note

None

5. Mayor Recommendation

6. Council Staff Analysis

This proposal would remove three sections of the City's business licensing code that address secondhand stores, numismatic and bullion dealers (businesses that buy and sell collectible coins and currency), and employment agencies. Staff is recommending their removal because these sections have not been actively used and because state law provides regulations for many aspects of these businesses. Removing these sections could simplify the business license code and avoid maintaining regulations not being used.

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. Make requests of Council Staff, Administrative Staff, or the Mayor for information by way of four agreeing Council Members.

8. Attachments

Attachment A - Title 4, Chapter 2, Article N draft (legislative) – Secondhand, Antique and Junk Dealers

Attachment B - Title 4, Chapter 2, Article P draft (legislative) – Numismatic and Bullion Dealers

Attachment C - Title 4, Chapter 2, Article Q draft (legislative) – Employment Agencies

ARTICLE N. ~~SECONDHAND, ANTIQUE AND JUNK DEALERS~~Reserved

SECTION:

~~4-2N-1: License Required~~

~~4-2N-2: Holding Period For Received Items~~

~~4-2N-3: Recordkeeping Requirements~~

~~4-2N-4: Method Of Entering Records~~

~~4-2N-5: Police Department Investigations~~

~~4-2N-6: Garage Sales~~

~~4-2N-7: Fence Required Around Outside Storage~~

~~4-2N-8: Items With Altered Identification Numbers~~

~~4-2N-1: LICENSE REQUIRED:~~

~~—A. It is unlawful for any person to operate as a secondhand dealer, secondhand computer dealer, secondhand compact disc dealer, secondhand precious metal and/or precious gem dealer, junk dealer, junk collector or an antique dealer without first obtaining a general business license and a special secondhand/junk license from the city.~~

~~—B. Any antique dealer who intends to receive antique items that contain precious metals and/or precious gems must also obtain a secondhand precious metal and/or precious gem dealer's license. Any antique dealer who intends to receive numismatic and/or bullion items must also obtain a numismatic and/or bullion dealer's license. (Ord. 12-13, 6-13-2012)~~

~~4-2N-2: HOLDING PERIOD FOR RECEIVED ITEMS:~~

~~—A. Thirty Day Holding Period Required: It is unlawful for any person to dispose of or alter any items received for a period of thirty (30) days from the date of receiving such items, unless expressly permitted to do so by the police department's designated representative, prior to the expiration of the thirty (30) day period. Such items shall be available for inspection by any police officer during reasonable business hours while in the licensee's possession or control.~~

~~—B. Duty To Surrender property To Police As Evidence: If requested to do so by a peace officer of the police department, any item delivered to the licensed business must be~~

retained and held, until released by the police department or placed in the custody of a police agency to be held as evidence. (Ord. 12-13, 6-13-2012)

~~4-2N-3: RECORDKEEPING REQUIREMENTS:~~

~~—A. Information Recorded: It is unlawful for any person licensed under this article to fail to keep readily available for inspection by the police or other city agent a substantial and well bound book, in which such person shall enter in the English language at the time of receiving any goods, including those on consignment:~~

~~—1. An accurate account and description of each item received, including, but not limited to, all names, numbers and other identifying marks, and including all indications of ownership thereon;~~

~~—2. The amount of money paid or value of property traded;~~

~~—3. The date, both day and hour, of receiving such items;~~

~~—4. The name, address and description of the person making the transaction;~~

~~—5. A numerical identifier obtained from identification containing a photograph of the person making the transaction. The person presenting the identification must be the same person whose photograph appears upon the identification;~~

~~—6. The date of sale, disposal or scrapping of the item shall be added when the item is sold, scrapped or otherwise disposed of.~~

~~—B. Required Compliance With Amended Police Bulletins: The records kept as required by this article shall include such further information or description or identification marks as may be required by the police department in bulletins given to licensees from time to time.~~

~~—C. Records Sent To Police: Each licensee shall also keep a separate record which shall be sent to the police department and which shall be cross referenced to the book referred to in this section and which shall contain, in addition to the requirements of such subsections:~~

~~—1. A certificate, accompanied by the signature of the person delivering said item that s/he has the legal right to sell said item;~~

~~—2. A legible fingerprint of the person making the transaction, preferably the right index finger;~~

~~—3. A legible signature of the person receiving the item at time of transaction of each item;~~

~~—4. No entries on any record shall be erased, obliterated or defaced, and the receiving licensee shall keep the record available during business hours for inspection by any city police officer.~~

~~—D.—Two-year Record Retention Duty: The records required to be maintained by this article shall be maintained by the business for a period of two (2) years from the date of the transaction. (Ord. 12-13, 6-13-2012)~~

~~4-2N-4: METHOD OF ENTERING RECORDS:~~

~~All entries shall be made with nonerasable ink in a legible manner. (Ord. 12-13, 6-13-2012)~~

~~4-2N-5: POLICE DEPARTMENT INVESTIGATIONS:~~

~~It is unlawful for any person licensed under this article to fail to allow the city police full access to the business and records of the licensee or to fail to submit a copy of all records maintained by the business to the police department upon request. (Ord. 12-13, 6-13-2012)~~

~~4-2N-6: GARAGE SALES:~~

~~It is unlawful for any person licensed under this article to hold or participate as a seller in more than two (2) sales of personal property at a private residence during any calendar year, or in any such sale exceeding seven (7) days in length. (Ord. 12-13, 6-13-2012)~~

~~4-2N-7: FENCE REQUIRED AROUND OUTSIDE STORAGE:~~

~~It is unlawful for the owner of, occupant of, or person having control of any lot, yard or any other premises within the city limits to keep, collect, permit, maintain or store outside thereon any metal, glass, bottles, rags, cans, sacks, rubber, paper or other articles commonly known as "junk", or any articles known as "secondhand goods, wares or merchandise", without enclosing such lot, yard or premises with a tight board fence not less than seven feet (7') high, and maintaining such fence in a good and sightly condition. Such a business must also comply with zoning requirements concerning outdoor storage. (Ord. 12-13, 6-13-2012)~~

~~4-2N-8: ITEMS WITH ALTERED IDENTIFICATION NUMBERS:~~

~~No business licensed pursuant to this article shall receive any item which has obviously had the manufacturer's serial number or an owner's personal identification mark altered, defaced or obviously mutilated or removed. (Ord. 12-13, 6-13-2012)~~

ARTICLE P. NUMISMATIC AND BULLION DEALERS~~Reserved~~

SECTION:

~~4-2P-1: License Required~~

~~4-2P-2: Recordkeeping Requirements~~

~~4-2P-3: Copies To Police Department~~

~~4-2P-4: Hours Of Business~~

~~4-2P-5: Receiving Items With Altered Identification Numbers~~

4-2P-1: LICENSE REQUIRED:

~~It shall be unlawful to operate any numismatic and/or bullion dealer business without first obtaining a valid city business license and a special city numismatic/bullion dealer license. (Ord. 12-13, 6-13-2012)~~

4-2P-2: RECORDKEEPING REQUIREMENTS:

~~—A. On Premises Records: It is unlawful for any person licensed pursuant to this article to fail to keep upon the licensed premises a substantial and well bound book, in which such person shall enter in the English language at the time of receiving any goods, including those on consignment, and including coins, currency or bullion:~~

~~—1. An accurate account and description of each item received, including, but not limited to, all names, numbers and other identifying marks, and including all indications of ownership thereon; except that bullion coins may be described in bulk by identifying the number of coins, their metallic composition, their denomination, and their face value;~~

~~—2. The amount of money paid or value of property traded;~~

~~—3. The date, both day and hour, of receiving such items;~~

~~—4. The name, address and description of the person making the transaction; and~~

~~—5. A numerical identifier obtained from identification containing a photograph of the person making the transaction. The person presenting the identification must be the same person whose photograph appears upon the identification.~~

~~—B. Compliance With Supplemental Police Bulletins: The description required by subsections A1 and A4 of this section shall include such further information or description~~

or identification marks as may be required by the police department in bulletins given to licensees from time to time.

~~—C. Duty To Forward Records To Police: Each licensee shall also keep a separate record which shall be sent to the police department and which shall be cross referenced to the book referred to in subsection A of this section, and which shall contain, in addition to the requirements of said subsection:~~

~~—1. A certificate, accompanied by the signature of the person delivering such item, that s/he has the legal right to sell the item; and~~

~~—2. A legible signature of the person receiving the item at the time of transaction of each item.~~

~~—D. Prohibition Against Record Alterations; Inspection Of Records: No entries on any record shall be erased, obliterated or defaced. All entries shall be made with nonerasable ink in a legible manner; and the receiving licensee shall keep the record available during business hours for inspection by any police officer.~~

~~—E. Maintain Records For Two Years: The records required to be maintained by this article shall be maintained by the business for a period of two (2) years from the date of the transaction. (Ord. 12-13, 6-13-2012)~~

~~4-2P-3: COPIES TO POLICE DEPARTMENT:~~

~~It is unlawful for any person licensed pursuant to this article to fail to submit a copy of all entries required to be maintained by this article to the police department upon request by such agency. (Ord. 12-13, 6-13-2012)~~

~~4-2P-4: HOURS OF BUSINESS:~~

~~It is unlawful for any person licensed pursuant to this article to keep his or her place of business open for trade before the hour of seven o'clock (7:00) A.M. or after seven o'clock (7:00) P.M.; provided, however, that on Saturday of each week, and on days preceding legal holidays, and the last fifteen (15) days of December of each year, it shall be lawful for such licensees to keep his or her place of business open until eleven o'clock (11:00) P.M. (Ord. 12-13, 6-13-2012)~~

~~4-2P-5: RECEIVING ITEMS WITH ALTERED IDENTIFICATION NUMBERS:~~

~~No business licensed pursuant to this article shall receive any item which has obviously had the manufacturer's serial number or an owner's personal identification mark altered, defaced or obviously mutilated or removed. (Ord. 12-13, 6-13-2012)~~

ARTICLE Q. EMPLOYMENT AGENCIESReserved

SECTION:

~~4-2Q-1: License Required; Display~~

~~4-2Q-2: Bond Requirement~~

~~4-2Q-3: Referring Any Person To Illegal Employment Prohibited~~

~~4-2Q-4: Information, Order From Prospective Employer~~

~~4-2Q-5: Receipt Of Payment Prior To Furnishing Assistance Prohibited~~

~~4-2Q-6: Limit Of Compensation~~

~~4-2Q-7: Registers~~

~~4-2Q-8: Agent Dividing Fee With Employer Prohibited~~

~~4-2Q-9: Bringing Suit Against Agency~~

~~4-2Q-10: Certain Associations Exempt From License Provisions~~

~~4-2Q-11: Article Provisions To Be Posted~~

~~4-2Q-1: LICENSE REQUIRED; DISPLAY:~~

~~It shall be unlawful for any person to conduct business as an employment agency with an office location in the city or by advertising its products or services to residents of the city without first securing a general business license and a special employment agency license for such business. The licensee shall conspicuously display such licenses in his place of business so that the licenses are plainly visible to customers and the public. (Ord. 12-13, 6-13-2012)~~

~~4-2Q-2: BOND REQUIREMENT:~~

~~—A. Before any license as an employment agency may be granted by the city, the applicant shall deposit with the city treasurer a bond in the penal sum of one thousand dollars (\$1,000.00), with two (2) or more sureties to be approved by the city treasurer. The bond shall be made payable to the city.~~

~~—B. The bond shall be conditioned that the applicant will comply with this article and will pay all damages occasioned to any person by reason of any misstatement, misrepresentation, fraud or deceit of the applicant, or by any other violation of this article, in carrying on the business for which a license is granted.~~

~~—C. If at any time in the opinion of the city treasurer the sureties or any of them shall become irresponsible, the licensed employment agency shall, upon notice from the city, give a new bond with new sureties, to be approved as with the original bond. Failure to give a new bond within ten (10) days after such notice shall operate as a revocation of the license, and the license certificate shall be immediately returned to the city treasurer who shall destroy the same. (Ord. 12-13, 6-13-2012)~~

~~4-2Q-3: REFERRING ANY PERSON TO ILLEGAL EMPLOYMENT PROHIBITED:~~

~~It shall be unlawful for any employment agency, directly or indirectly, knowingly to send any applicant to any illegal employment, including, but not limited to, a place of bad repute, house of ill fame, assignment house or any other house or place kept for immoral purposes. (Ord. 12-13, 6-13-2012)~~

~~4-2Q-4: INFORMATION, ORDER FROM PROSPECTIVE EMPLOYER:~~

~~It shall be unlawful for any employment agency, directly or indirectly, to furnish any workman to any employer of labor without having a bona fide order for the same from said employer and without having first secured from the employer reasonably complete information concerning the prospective employment on a form prescribed by the state industrial commission, signed by the employment agent or the employment agent's employee or agent, and by the prospective employment receiving the same. A copy of the said ticket shall be retained by the employee, one by the employer, and a complete and correct copy of the same shall be retained by the employment agency and shall show the amount of commission or fees paid by the employee to the employment agent. (Ord. 12-13, 6-13-2012)~~

~~4-2Q-5: RECEIPT OF PAYMENT PRIOR TO FURNISHING ASSISTANCE PROHIBITED:~~

~~It shall be unlawful for any employment agency, to receive directly or indirectly any money or other valuable consideration from any person seeking employment, for any information or assistance furnished or to be furnished by said employment agency to such person, enabling or tending to enable such person to secure employment, prior to the time at which said information or assistance is actually thus furnished. (Ord. 12-13, 6-13-2012)~~

~~4-2Q-6: LIMIT OF COMPENSATION:~~

~~It shall be unlawful for any employment agency, for any information or assistance, directly or indirectly, to receive as a commission or fee any money or other consideration which is of value in excess of twenty five percent (25%) of the amount earned, or prospectively to be earned by the person to whom such information or assistance is given during the first~~

month of such employment; provided that the amount of such commission shall not be in excess of twenty five percent (25%) of the amount actually prospectively to be earned in such employment, when it is mutually understood by the agent and the person when said information or assistance is furnished that said employment is for a period of less than one month. (Ord. 12-13, 6-13-2012)

4-2Q-7: REGISTERS:

~~—A. Each employment agency shall enter upon a register every order received from any corporation, company, or individual desiring the services of any person seeking work together with the nature of the work, the number of persons desired, the address where the work is to be furnished, and the wages paid.~~

~~—B. The employment agency is also to keep a separate record of labor applicants which shall show the name of each person applying for work, the amount of compensation received in each case, the name of the person or persons who secure work and those who fail to secure work, and the reason why employment was not secured. The registers required by this section shall be open at all reasonable hours to inspection of any police officer of the city or member or agent of the Utah state labor commission. (Ord. 12-13, 6-13-2012)~~

4-2Q-8: AGENT DIVIDING FEE WITH EMPLOYER PROHIBITED:

~~It shall be unlawful for an employment agency sending out help to contractors or other employers of labor to divide the fees collected from any workman or to pay any part of such fee to the employer or the employer's agent to whom such laborer is sent, or any foreman or other person employed by said employer. (Ord. 12-13, 6-13-2012)~~

4-2Q-9: BRINGING SUIT AGAINST AGENCY:

~~All claims or suit brought in any court against any employment agency may be brought in the name of the party injured upon and against the employment agency. Any judgment given may be satisfied out of the bond deposited with the city treasurer as provided in this article. (Ord. 12-13, 6-13-2012)~~

4-2Q-10: CERTAIN ASSOCIATIONS EXEMPT FROM LICENSE PROVISIONS:

~~Nothing herein contained shall be construed to require any religious or charitable association which may assist in procuring employment for persons seeking the same, or the Utah state labor commission, or any state employment service to obtain a license to do so under the provisions of this article. (Ord. 12-13, 6-13-2012)~~

~~4-2Q-11: ARTICLE PROVISIONS TO BE POSTED:~~

~~The manager of any employment agency shall cause a copy of this article, printed in type of sufficient size to be easily read, to be conspicuously posted next to the employment agency's business license. (Ord. 12-13, 6-13-2012)~~