



**The City of West Jordan
City Council Meeting
October 13, 2026**

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

PARTICIPATE IN MEETING



VIEW THE MEETING



Welcome to City Council meeting!

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

- To provide public comment, click **“Participate in Meeting”** (registration required)
- To observe the meeting, click **“View the Meeting”**

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>

City Council Meeting 7:00 PM

1. Call to Order

2. Pledge of Allegiance

3. Special Recognition

- a. Recognition of an Amazing Save by West Jordan Fire Department

4. Council & Mayor Reports

- a. City Council Reports
- b. Mayor’s Report
- c. City Administrator’s Report

5. Public Comment

6. Public Hearings

- a. Ordinance No. 26-47 a Petition to Amend the Future Land Use Map to Medium Density Residential and Community Commercial and Rezone 14.07 Acres to R-3-8 (Multiple-Family Dwelling, 8 or less units/acre) and SC-2 (Community Shopping Center) for Highlands Landing North at Approximately 7592 South 5490 West
- b. Resolution No. 26-043 Community Development Block Grant Budget Adjustment and Subrecipient Allocation for Project Year 2026
- c. Ordinance No. 26-49 Amending the Budget for Fiscal Year Ending June 30, 2027

7. Council Office Report

8. Consent Items

a. Approve Meeting Minutes

- September 22, 2026 – Committee of the Whole Meeting
- September 22, 2026 – Regular City Council Meeting

9. Adjourn

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 <https://www.utah.gov/pmn/>, on West Jordan City's website <https://westjordan.primegov.com/public/portal>, 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: Need Council to Take Action

Meeting Date Requested : 10/13/2026

Presenter: Ray McCandless, Senior Planner

Deadline of item :

Applicant: Peterson Development

Department Sponsor: Community Development

Agenda Type: Public Hearings

Presentation Time: 15 Minutes

(Council may elect to provide more or less time)

1. Agenda Subject

Ordinance No. 26-47 a Petition to Amend the Future Land Use Map to Medium Density Residential and Community Commercial and Rezone 14.07 Acres to R-3-8 (Multiple-Family Dwelling, 8 or less units/acre) and SC-2 (Community Shopping Center) for Highlands Landing North at Approximately 7592 South 5490 West

2. Executive Summary

Council is being asked to consider a petition to amend the General Plan Future Land Use Map and rezone approximately 14.07 acres at 7592 South 5490 West. The proposed changes would allow the property to be developed with 67 single-family residential lots and two commercial lots. The request would change the residential portion from Very Low Density Residential to Medium Density Residential and rezone portions of the property from RR-1-D (Rural Residential, 1-acre lots) to R-3-8 (Multiple-Family Dwelling, 8 or fewer units per acre). The Community Commercial designation and SC-2 zoning would remain in place for the commercial portion of the property.

3. Time Sensitivity / Urgency

N/A

4. Fiscal Note

N/A

5. Planning Commission Recommendation

The Planning Commission recommended that Council approve both the Future Land Use Map Amendment and rezoning request which passed 5-0

6. Staff Analysis

I. BACKGROUND:

The property is located on the Northeast corner of 5600 West and Highlands Loop Road. It consists of 3 parcels of land which are each approximately 4½ acres in size. The total area of the site is 14.07 acres. The property is vacant and is designated on the City's Future Land Use Map as Very Low Density Residential, Parks and Open Land and Community Commercial. The property is zoned RR-1D (Rural Residential 1-Acre Lots) and SC-2 (Community Shopping Center). The property is not currently included as part of any recorded subdivision but will be, prior to development of the property.

On September 15, 2026, in a 5-0 vote, the Planning Commission recommended that the City Council approve both the Future Land Use Map Amendment and rezoning as requested by the applicant.

(See Attachment L)

II. GENERAL INFORMATION & ANALYSIS:

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Current Use
North	Very Low Density Residential	A-1	Agricultural
South	Community Commercial, High Density Residential	SC-2, R-3-20	Commercial, Residential
West	Medium Density Residential, Parks and Open Land, Community Commercial	SC-2, HFR, R-1-10/E(ZC)	Single-family residential, Storm drain detention area
East	Very Low Density Residential	R-1-12F, RE-30F	Single-family residential

Several years ago, the southernmost 4½ acres of this property (fronting onto Highlands Loop Road) was rezoned to SC-2 in anticipation of the property being developed as commercial and integrated into the commercial development to the south. Although the property was rezoned, it was never developed.

The applicant has submitted a concept plan drawing showing 67 single-family residential lots and 2 commercial lots. The applicant proposes to reorient the commercially zoned property from Highlands Loop Road to 5600 West. There will be 2, 1-acre commercial pad sites facing 5600 West. These lots will be zoned SC-2. The balance of the property will be zoned R-3-8 and developed as single-family residential. There will be a 15,923 sq. ft. detention area on the southeast corner of the site that will be developed as open space with a tot-lot. Since the Committee of the Whole Meeting, the applicant has revised the site plan to address adjoining property owner concerns. The revised concept plan shows larger lots along the north property line to provide more separation between the homes and agricultural uses to the north and a revised street connection location on 5490 West Street.

III. FINDINGS OF FACT:

FUTURE LAND USE MAP AMENDMENT

West Jordan City Code §13-7C-6: CRITERIA TO RECOMMEND APPROVAL states that any amendments to the General Plan, including maps, may be approved by the City Council only if affirmative determinations are made to each of the following Criteria:

The applicant has provided narratives explaining how each of the goals, objectives and policies of the General Plan are met for both the Future Land Use Map Amendment and Rezoning request. These are included as Attachments G and H in this Report.

Criteria A: The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the current general plan:

Staff Analysis: The General Plan contains guiding principles that apply to the proposed development. Examples include the following:

Land Use

Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.

The General Plan is the will of the community and presumed current. Developers have the burden of proof on why the General Plan should be changed.

Land use designs must promote quality of life, safety, and good urban design.

The proposed development will serve as a transition between the existing residential neighborhood to the east and commercial uses on 5600 West. The proposed amendment protects existing land uses and minimizes impacts to existing neighborhoods and promotes quality of life, safety, and good urban design.

Transportation

Provide a safe and efficient multi-modal transportation system.

The concept plan (Attachment F) shows that the residential lots will be accessed from Highlands Loop Road and from 5490 West. The commercial lots will be served by an access on 5600 West and from two driveways that connect to one of the interior residential streets. This may or may not be acceptable as it intermixes neighborhood and commercial traffic. Either two separate accesses onto Highlands Loop Road are needed - one for the commercial lots and the other for the residential neighborhood, or the commercial driveway connections will need to be closed off and made accessible to emergency vehicles only.

City Code, Section 14-5-5.A and B. requires access to undeveloped land for street connectivity, access and utility services. The adjoining property to the north is currently zoned Agricultural A-1 and given its Future Land Use Map Designation of Very Low Density Residential, will likely be developed as residential in the future. Because of this, a stub street may be required to be provided along the north property line to meet the street and utility connectivity requirements of City Code, Section 14-5-5.A and B.

Housing

Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.

The proposed development makes a wider variety of housing types and lot sizes available to residents.

Economic Development

Diversify and strengthen the employment and tax base in the City of West Jordan.

Two commercial sites will be created by this development increasing employment opportunities and the tax base within the City.

The proposed changes conform and are consistent with the following “Guiding Principles” in the West Jordan General Plan:

Staff Opinion: The proposed amendment conforms to and is consistent with the adopted goals, objectives, and policies set forth in the General Plan:

Criteria B The Development pattern contained in the current general plan inadequately provides the appropriate optional sites for the use and/or change proposed in this amendment.

Staff Analysis: Land uses surrounding this site have changed since the adoption of the General Plan in 2023. The Highlands Landing Residential project was recently approved making commercial development on the east end of Highlands Loop Road impractical. Given existing adjoining uses, orienting the commercial lots onto 5600 West rather than onto Highlands Loop Road is a much better land use configuration than is currently shown on the Future Land Use Map.

The Future Land Use Map shows a future park in the center of this site. A park is not needed on this site as there is a large detention area west of 5600 West that already serves as both a detention area and park.

Staff Opinion: The current general plan inadequately provides the appropriate optional sites for the use and/or change proposed in this amendment.

Criteria C: The proposed amendment will be compatible with other land uses, existing or planned in the vicinity;

Staff Analysis: Adjacent uses are both residential and commercial. The amendment provides a transition between the very low-density areas to the east and the commercial uses along 5600 West and to the South. Although the property to the north is currently zoned A-1, it is likely that it will develop as residential sometime in the future. The proposed amendment is compatible with surrounding land uses.

Staff Opinion: The proposed amendment is compatible with other land uses existing and planned in the vicinity.

Criteria D: The proposed amendment constitutes an overall improvement to the adopted General Plan future land use map and is not solely for the good or benefit of a particular person.

Staff Analysis: The proposed amendment will allow for the development of the property and will benefit the city by providing increased tax revenue and employment.

Staff Opinion: The proposed amendment constitutes an overall improvement to the adopted General Plan and is not solely for the good or benefit of a particular person.

Criteria E: The proposed amendment will not adversely impact the neighborhood and community

as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure, including but not limited to Roads, water, wastewater, and public safety facilities, than would otherwise be needed without the proposed change.

Staff Analysis: The proposed amendment will not adversely impact the adjoining neighborhood or community as the layout of the site and proposed uses are compatible with surrounding development. The Utilities Department has indicated that there are 28.14 ERC's available where 72.25 Residential ERC's are needed.

The applicant acknowledges the ERC deficiency and states in the plan that they will work with West Jordan City and Jordan Valley Water Conservancy District to resolve the discrepancies required for the development as stated in the Adequate Public Facilities Evaluation (Attachment I).

Sewer and stormwater improvements including extension of a sewer line and stormwater detention facilities are also needed and will be addressed as part of the site plan and subdivision review processes.

Staff Opinion: The proposed amendment will require resolution of culinary water availability and system improvements for sewer and stormwater facilities.

Criteria F: The proposed amendment is consistent with other adopted plans, codes, and Ordinances

Staff Analysis: The Future Land Use Map amendment is consistent with adopted plans, codes and ordinance. The development will be reviewed for consistency with other adopted plans, codes and ordinances as part of the subdivision and site plan review processes.

Staff Opinion: The proposed amendment will be required to meet adopted plans, codes, and ordinances.

ZONING MAP AMENDMENT

According to West Jordan City Code, Section 13-7D-6(A), amendments to the zoning map may be approved by the City Council only if affirmative determinations are made regarding each of the following criteria:

Finding 1: The proposed amendment is consistent with the purposes, goals, objectives, and policies of the Adopted General Plan and future land use map;

Staff Analysis: This is addressed in Criteria A of the Future Land Use Map Amendment Analysis.

Staff Opinion: The proposed rezone is consistent with the purposes, goals, objectives, and policies of the adopted General Plan and Future Land Use Map.

Finding 2: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Staff Analysis: The residential density of the proposed development is 6.03 dwelling units per acre which is considered Medium Density Residential (5.1-10.0 d.u.per acre) in the General Plan. The

proposed amendment, if developed as shown on the concept plan drawing, will result in compatible land use relationships. It should be noted however, that if the property is rezoned to R-3-8 (Multiple-Family Dwelling, 8 or less units/acre), multi-family residential is allowed in the R-3-8 zone, but is prohibited under the Balanced Housing Ordinance (City West Jordan City Code § 13-8-23), unless specifically exempted. Staff recommends that a development agreement or some other mechanism be implemented to ensure that the property develops as shown on the concept plan drawing.

A 6' masonry wall will be required between commercial and residential lots, along the entire north property line and along the residential lots along 5600 West and along Highlands Loop Road. A 6' masonry wall is required along the north property line as the property to the north is currently zoned A-1 Agricultural, a less intensive use. Although A-1 is the current zoning, it will likely change to residential sometime in the future, however, the wall would be required to be installed with the development of this property. These are site plan and subdivision issues that will be evaluated during the site plan and subdivision review (or development agreement).

Staff Opinion: The proposed amendment will result in compatible land use relationships and does not adversely affect adjacent properties.

Finding 3: The proposed amendment protects the public health, safety, and general welfare of the citizens of the city.

Staff Analysis: Regarding site safety, residential streets and commercial driveways should be separated which may require two separate street connections or the commercial driveways have emergency vehicle access only. This will be evaluated as part of the site and subdivision review processes.

Street improvements will be completed on 5490 West along the west side of the site. The east side of 5490 West is owned by the city. The west side of the street will be dedicated to the city. The street will be fully improved by the applicant along the west property boundary; However, the applicant will be asking for a reimbursement agreement with the city for the costs of improving the city-owned portion of the street.

Staff Opinion: The proposed amendment furthers the public health, safety, and general welfare of the citizens of the city.

Finding 4: The proposed amendment will not unduly impact the adequacy of public services and facilities intended to serve the subject zoning area and property than would otherwise be needed without the proposed change, such as, but not limited to, police and fire protection, water, sewer and roadways.

Staff Analysis: This is addressed in Criteria E of the Future Land Use Map Amendment section above.

Staff Opinion: Rezoning the property will not unduly impact the adequacy of public services, however, system improvements and water availability will need to be resolved through the site plan and subdivision review processes.

Finding 5: The proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Staff Analysis: The proposed development will be reviewed for compliance with all other applicable codes and standards.

Staff Opinion: The proposed development will be required to be consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

7. Mayor Recommendation

N/A

8. Council Staff Analysis

Plain Language Summary

This request would change the Future Land Use Map (FLUM) and zoning for about 14.07 acres at approximately 7592 South 5490 West to allow 67 single-family residential lots and two commercial lots. The residential portion would change from Very Low Density Residential to Medium Density Residential and from RR-1-D (Rural Residential, 1-acre lots) to R-3-8 (Multiple-Family Dwelling, 8 or less units/acre) and the commercial portion would remain designated SC-2 (Community Shopping Center).

The commercial area moves from the Highlands Loop Road to 5600 West as two commercial lots of about one acre each, zoned SC-2. The rest of the property would be rezoned to R-3-8 for single-family lots, with a detention area and tot lot at the southeast corner.

The Utilities Department reports that 28.14 Equivalent Residential Connections (ERCs) are currently available, while approximately 72.25 ERCs would be needed for the proposed development. The applicant has acknowledged the shortage and indicated that they will work to address this issue.

Timeline & Background Information

[August 26, 2025 Committee of the Whole](#)

During the discussion, Council members raised concerns about water and sewer capacity, the ERC request, loss of green space, and walkability. A majority of the Council indicated support for moving the proposal forward.

[July 14, 2026 Committee of the Whole](#)

The discussion focused on lot size and density, impacts to the adjacent Utah Natural Meat property, water availability, owner-occupancy, and the proposed R-3-8 zoning and SC-2. Council Member expressed interest in resident feedback and noted the future Transportation Master Plan connection of Highlands Loop Road through Bridle Vista to 4600 West. At the conclusion of the meeting a majority of the Council supported moving forward with the proposal.

Additional Information

- The Transportation Master Plan shows Highlands Loop Road eventually connecting through Bridle Vista to 4600 West; and
- The Adequate Public Facilities Study lists 34 ERCs currently allocated to the parcel and would need 72 ERCs for the proposal.

9. Possible Council Action

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and proposed OR with stated amendments;
2. Not Approve the Ordinance;
3. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
4. Refer the item back to Council Staff or Administrative Staff.

10. Attachments

Ordinance No. 26-47

Attachment A – Rezone Legal Description

Attachment B – Concept Drawing

Attachment C – Exhibits A-F

Attachment D – Future Land Use Map Amend - Narrative

Attachment E – Rezone - Narrative

Attachment F – Adequate Public Facilities Evaluation

Attachment G – Chase Plan Elevation

Attachment H – Cole Plan Elevation

Attachment I – Draft Planning Commission Minutes

Attachment J – Public Hearing Notice

Attachment K – Minutes – COTW August 26, 2025

Attachment L – Minutes – COTW July 14, 2026

**Recording Requested By and
When Recorded Return to:**

City of West Jordan
Attention: City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

For Recording Purposes Do
Not Write Above This Line

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 26-47

**AN ORDINANCE FOR APPROXIMATELY 14.07 ACRES OF PROPERTY
LOCATED AT 7592 SOUTH 5490 WEST,
IDENTIFIED AS HIGHLANDS LANDING NORTH;**

**IN PARTICULAR, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP
AND THE ZONING MAP FOR HIGHLANDS LANDING NORTH**

WHEREAS, the City of West Jordan (“City”) adopted the Comprehensive General Plan (“General Plan”) in 2023, as amended, which provides for a general plan future land use map (“General Plan Future Land Use Map”), which is periodically updated; and the City adopted the West Jordan City Code (“City Code”) in 2009, as amended, which provides for a zoning map for the City (“Zoning Map”), which is periodically updated; and

WHEREAS, an application was made by Peterson Development Company, L.L.C. (the “Applicant”) and various limited liability companies (collectively, the “Owner”) for approximately 14.07 acres of real property, Parcel Numbers 20-25-300-065, 20-25-300-064, and 20-25-300-058, located at 7592 South 5490 West (“Property” or “Highlands Landing North”), for a **General Plan Future Land Use Map Amendment** to a Medium Density Residential and Community Commercial designation, and a **Rezone** to the R-3-8 (Multiple-Family Dwelling, 8 or less units/acre) and SC-2 (Community Shopping Center) Zones (collectively “Application” and “Map Amendments”); and

WHEREAS, on September 15, 2026, the Application was considered by the West Jordan Planning Commission (“Planning Commission”), which held a public hearing and made a **positive** recommendation to the West Jordan City Council (“City Council”) concerning the Map Amendments, based upon the criteria in City Code Section 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on October 13, 2026, concerning the Map Amendments; and the City Council has reviewed and considered the Map Amendments; and

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to approve the Map Amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH
AS FOLLOWS:

Section 1. Approval of Map Amendments; and Reversion. For the Property, a ***General Plan Future Land Use Map Amendment*** to a Medium Density Residential and Community Commercial designation, and a ***Rezone*** to the R-3-8 (Multiple-Family Dwelling, 8 or less units/acre) and SC-2 (Community Shopping Center) Zones, as per the legal description, identified and attached as “Attachment 1”, are approved. The land use designations and zoning shall automatically revert to the original (prior) land use designations and zoning if a final subdivision plat is not approved by the City for the Property by October 13, 2029.

Section 2. Impact Fees and Development Fees. The applicant requesting subdivision plat approval or a building permit(s) for the Property shall pay all the impact fees and development fees required by the City's consolidated fee schedule.

Section 3. Compliance with City Code and Other City Regulations. Each applicant requesting subdivision plat approval, other development application approval, or a building permit(s) for the Property shall comply with all relevant requirements of the City Code and other City regulations in effect at the time of the relevant application, including, but not limited to, providing and constructing adequate and required culinary water (source water, connections, lines, etc.) and other utilities infrastructure.

Section 4. Concept Drawing; and Maximum Number of Residential Lots. Any development of the Property shall be substantially similar to the one-page concept drawing identified and attached as “Attachment 2”. Consideration shall be given for a stub street to the property to the north of the Property, in accordance with City Code Section 14-5-5, especially subsection A. The maximum number of residential units for the Property shall be 67.

Section 5. Applicability of Building Design Elements. In accordance with Utah Code Ann. Section 10-20-618(3)(h), and other applicable and successor provisions, and at the request of the Applicant, and in consideration for the increase in density, as well as the other benefits regarding the requested residential types allowed by the Map Amendments, concept drawing, and Concept Plans, all applicable Building Design Elements of the City shall apply to the Property and to the dwellings, structures, and buildings constructed thereon.

Section 6. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 7. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS _____ DAY OF 2026.

CITY OF WEST JORDAN

By: _____
Jessica Wignall
Council Chair

ATTEST [see following page]:

Cindy M. Quick, MMC
Council Office Clerk

"NO"

☐☐☐

9

☐☐

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Mayor's Action: _____ Approve _____ Veto

Mayor Dirk Burton

Date

Tangee Sloan, MMC, UCC
City Recorder

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STATEMENT OF APPROVAL/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 26-47.

_____ The Mayor vetoed Ordinance No. 26-47 on _____ and the
City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-47 became effective by operation of law without the
Mayor’s approval or disapproval.

Tangee Sloan, MMC, UCC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a
short summary of the foregoing ordinance was published on the Utah Public Notice Website on the
_____ day of _____ 2026. The fully executed copy of the ordinance is retained
in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan, MMC, UCC
City Recorder

[Attachments on the following pages.]

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**Attachments to
ORDINANCE NO. 26-47**

**AN ORDINANCE FOR APPROXIMATELY 14.07 ACRES OF PROPERTY
LOCATED AT 7592 SOUTH 5490 WEST,
IDENTIFIED AS HIGHLANDS LANDING NORTH;

IN PARTICULAR, AMENDING THE GENERAL PLAN FUTURE LAND USE MAP
AND THE ZONING MAP FOR HIGHLANDS LANDING NORTH**

***Attachment 1 - LEGAL DESCRIPTION; and

Attachment 2 – CONCEPT DRAWING.***

LEGAL DESCRIPTIONS OF PROPOSED REZONE PARCELS



LEGAL DESCRIPTION
PREPARED FOR
HIGHLANDS LANDING
CITY OF WEST JORDAN, UTAH
August 19, 2026
25-0023
RM

BOUNDARY DESCRIPTION ZONE SC-2

A part of the Southwest Quarter Section 25, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point being N00°43'28"W 1626.03 feet along the Section line and N89°16'32"E 262.51 feet from the Southwest Corner of Section 25, Township 2 South, Range 2 West, Salt Lake Base and Meridian; running thence S00°00'09"W 123.44 feet; thence S86°48'28"E 12.02 feet; thence S00°00'09"W 163.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 150.00 feet (radius bears: S87°57'11"E) a distance of 100.82 feet through a central angle of 38°30'38" Chord: S17°12'30"E 98.93 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 75.00 feet (radius bears: S53°35'29"W) a distance of 47.66 feet through a central angle of 36°24'31" Chord: S18°12'16"E 46.86 feet; thence South 34.46 feet; thence S89°57'41"W 80.27 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 217.00 feet (radius bears: S00°01'22"E) a distance of 13.83 feet through a central angle of 3°39'05" Chord: S88°09'05"W 13.83 feet; thence Westerly along the arc of a non-tangent curve to the left having a radius of 1,877.00 feet (radius bears: S01°02'40"E) a distance of 36.88 feet through a central angle of 1°07'33" Chord: S88°23'34"W 36.88 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 86.00 feet (radius bears: N06°12'21"W) a distance of 94.77 feet through a central angle of 63°08'20" Chord: N64°38'11"W 90.04 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 1,622.00 feet (radius bears: N56°38'36"E) a distance of 28.35 feet through a central angle of 1°00'05" Chord: N32°51'21"W 28.35 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 96.50 feet (radius bears: N60°26'14"E) a distance of 16.11 feet through a central angle of 9°33'49" Chord: N24°46'52"W 16.09 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 380.32 feet (radius bears: N68°35'09"E) a distance of 130.89 feet through a central angle of 19°43'08" Chord: N11°33'17"W 130.25 feet; thence N00°43'28"W 88.83 feet; thence N45°25'06"W 4.27 feet; thence N00°43'28"W 165.56 feet; thence N89°57'13"E 210.89 feet to the point of beginning.

Containing 2.26 acres +/-.



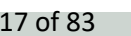
LEGAL DESCRIPTION
PREPARED FOR
HIGHLANDS LANDING
CITY OF WEST JORDAN, UTAH
August 21, 2026
25-0023
RM

BOUNDARY DESCRIPTION ZONE R-3-8

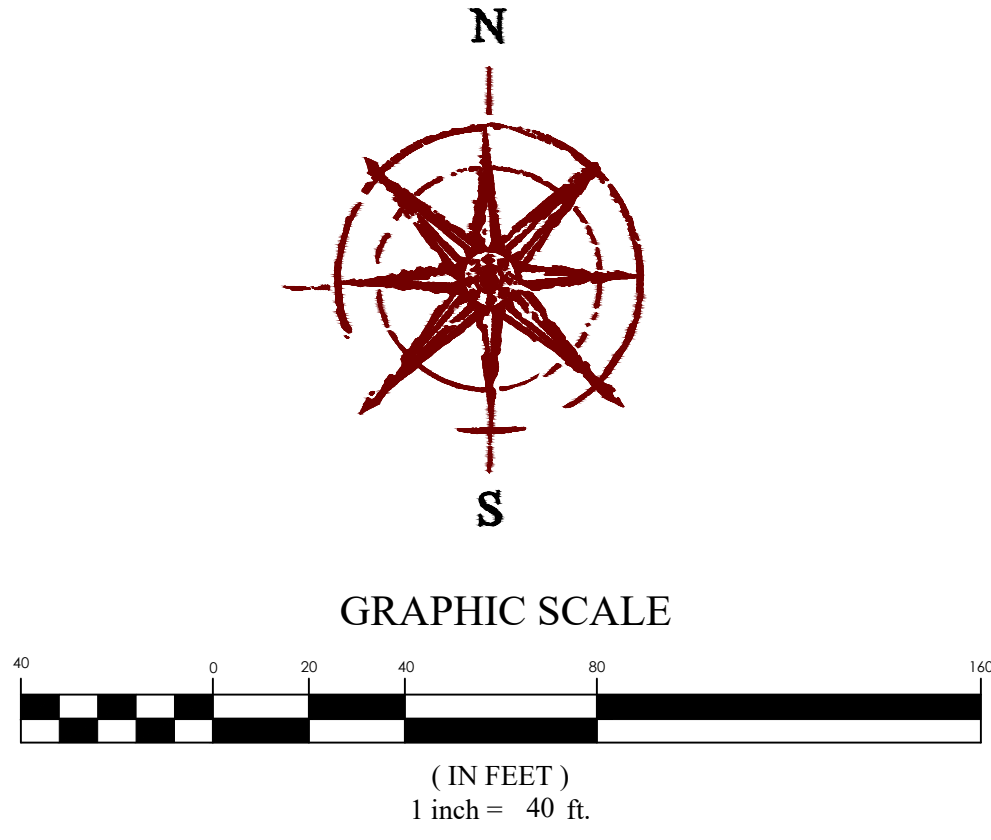
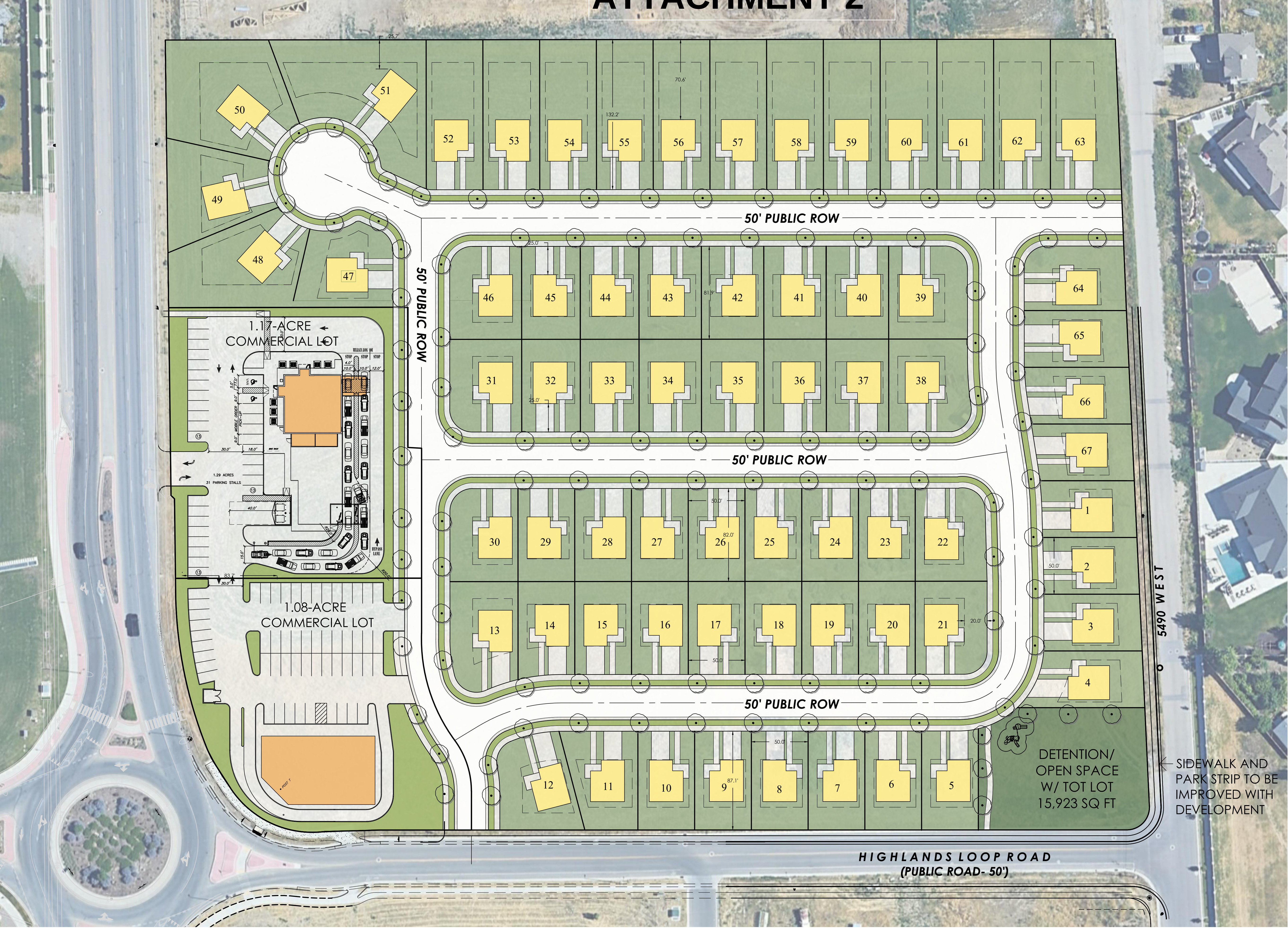
A part of the Southwest Quarter Section 25, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point being N00°43'28"W 1626.03 feet along the Section line and N89°16'32"E 262.51 feet from the Southwest Corner of Section 25, Township 2 South, Range 2 West, Salt Lake Base and Meridian; running thence S89°57'13"W 210.89 feet; thence N00°43'28"W 235.86 feet; thence N89°56'59"E 837.18 feet to the westerly right-of-way line of 5490 West; thence along said right-of-way line S02°32'32"E 676.65 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: S87°02'33"W) a distance of 31.09 feet through a central angle of 89°04'40" Chord: S41°34'53"W 28.06 feet; thence S89°59'53"W 578.80 feet; thence North 34.46 feet; thence along the arc of a curve to the left with a radius of 75.00 feet a distance of 47.66 feet through a central angle of 36°24'31" Chord: N18°12'16"W 46.86 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 150.00 feet (radius bears: N53°32'11"E) a distance of 100.82 feet through a central angle of 38°30'38" Chord: N17°12'30"W 98.93 feet; thence N00°00'09"E 163.00 feet; thence N86°48'28"W 12.02 feet; thence N00°00'09"E 123.44 feet to the point of beginning.

Containing 11.18 acres +/-.



ATTACHMENT 2



HIGHLANDS LANDING NORTH concept B

WEST JORDAN, SALT LAKE COUNTY
9/2/2026
25-0023



Vicinity Map

Exhibit A

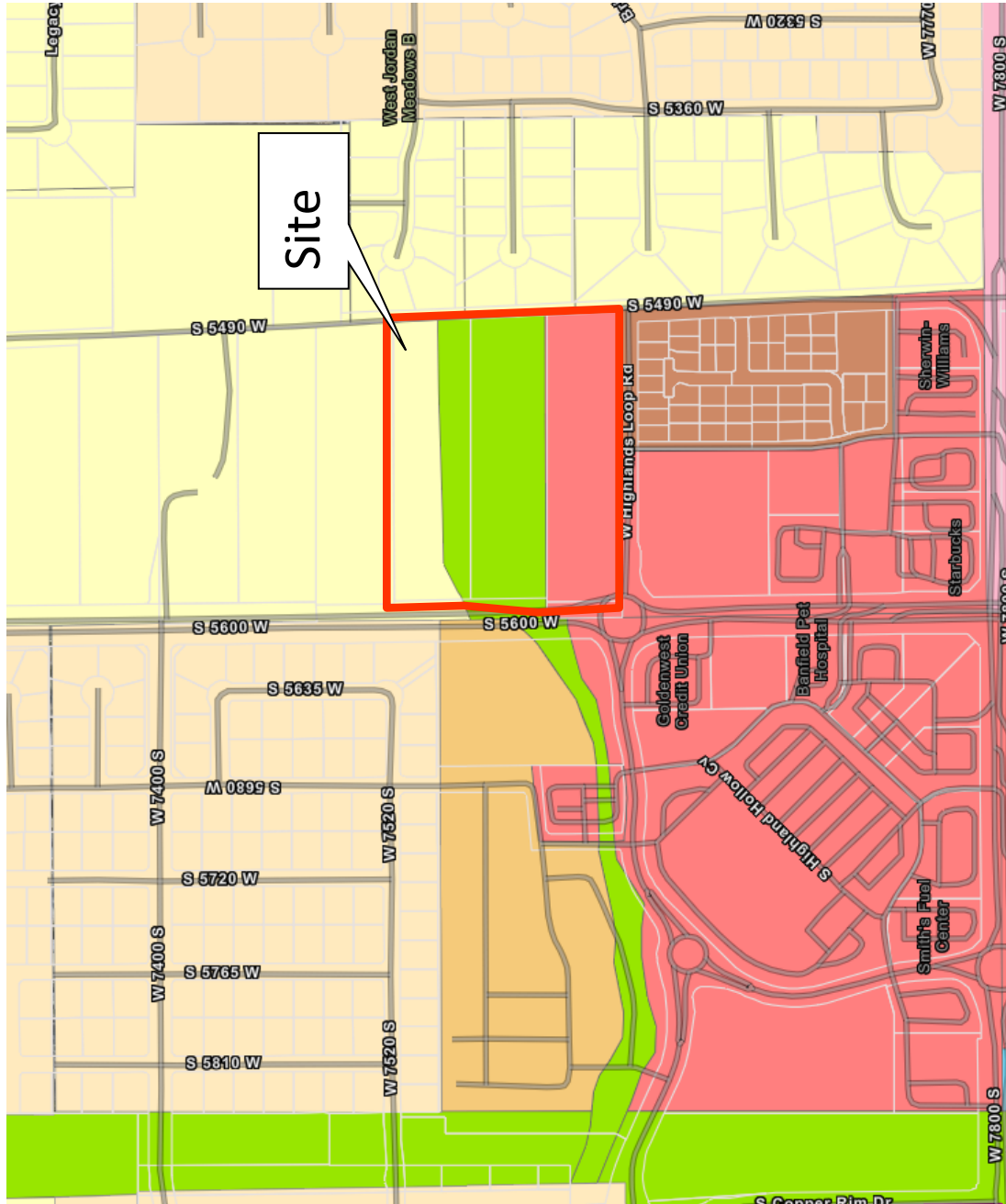
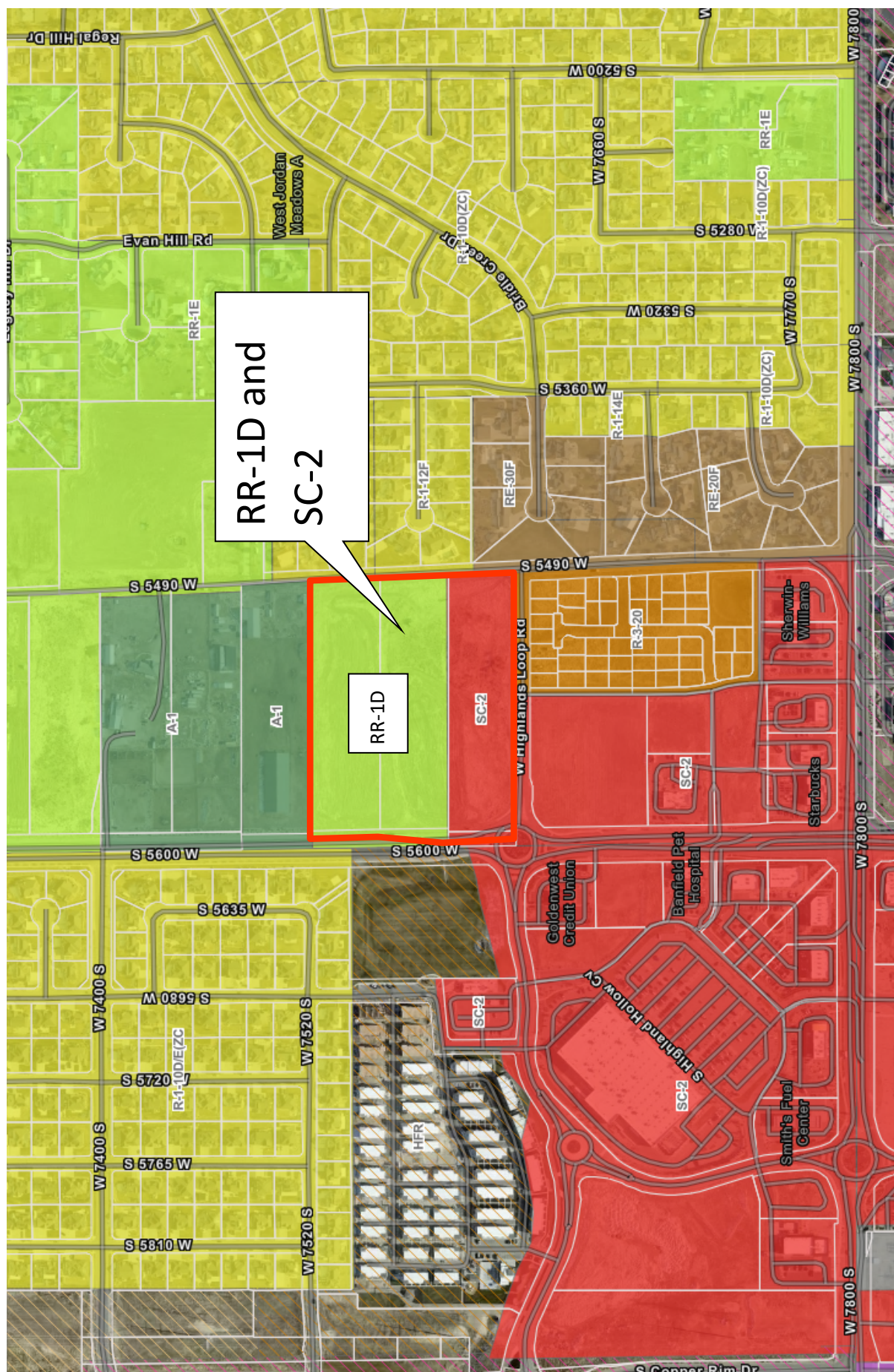
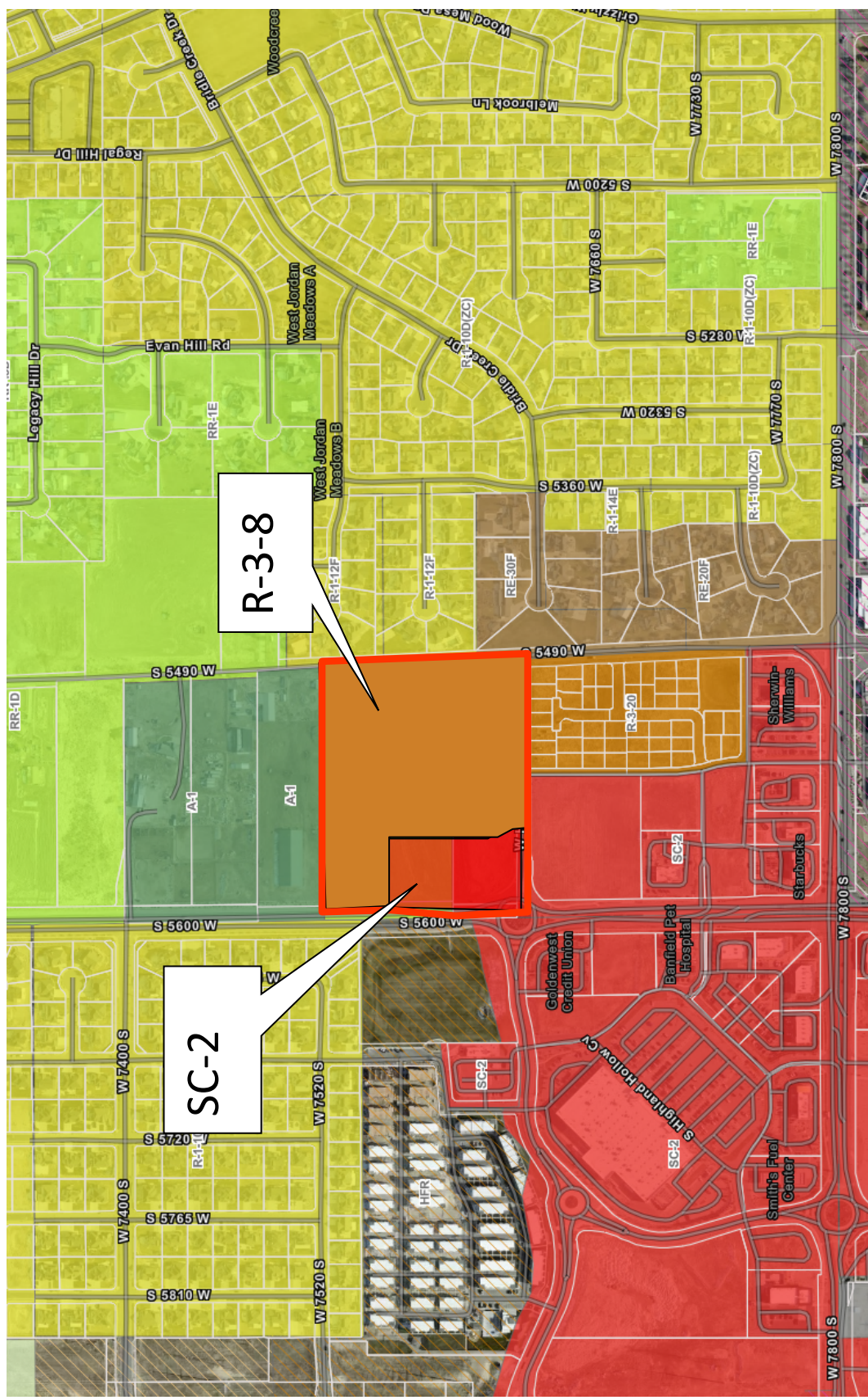


Exhibit B



Zoning Map - Existing

Exhibit D



Zoning Map - Proposed

Exhibit E

1.17-ACRE COMMERCIAL LOT

1.08-ACRE COMMERCIAL LOT

1.5923 SQ FT DETENTION/ OPEN SPACE W/ TOT LOT

50' PUBLIC ROW

50' PUBLIC ROW

50' PUBLIC ROW

101 WEST

102 WEST

103 WEST

104 WEST

105 WEST

106 WEST

107 WEST

108 WEST

109 WEST

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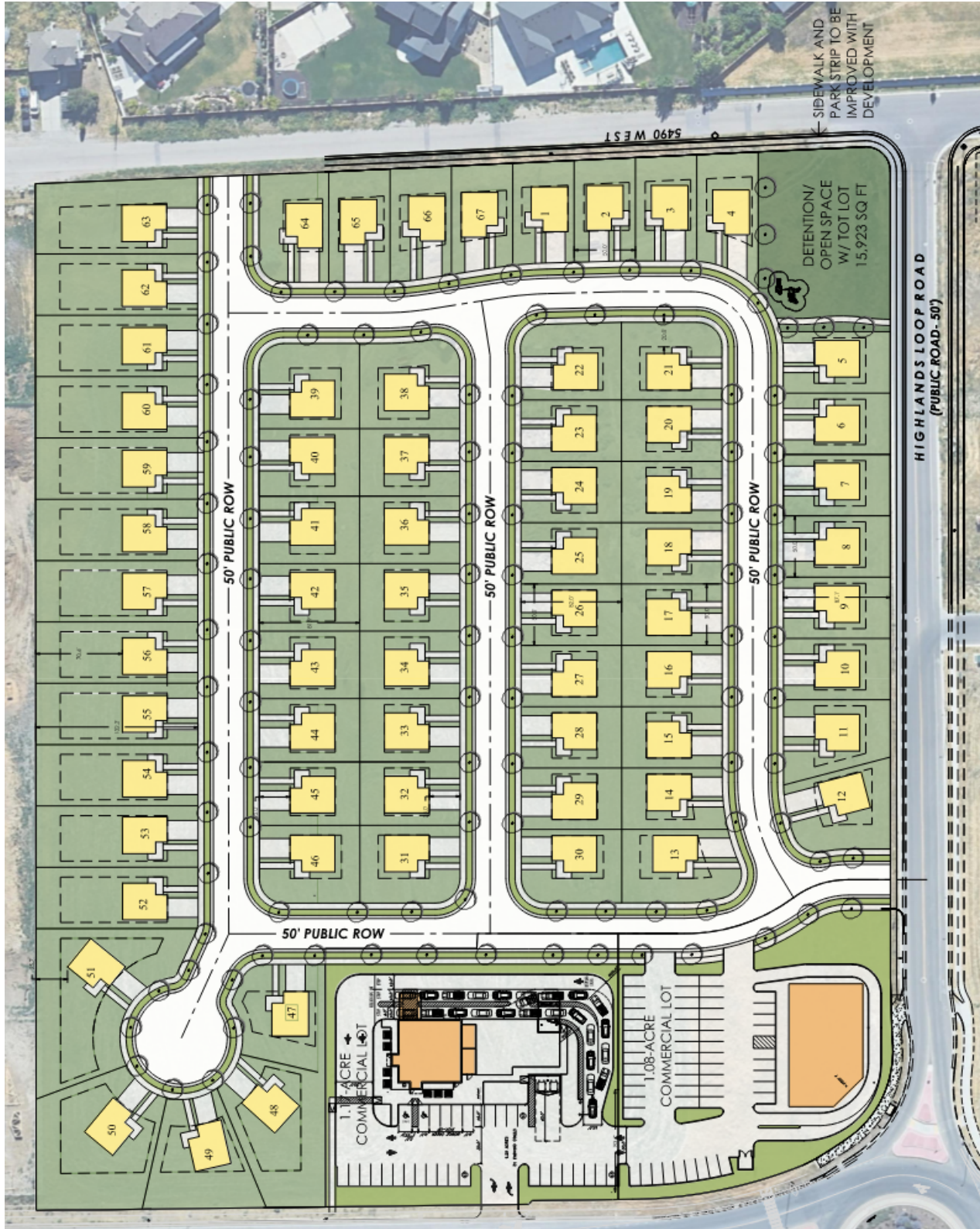
483 WEST

484 WEST



Original Concept Plan

Exhibit F

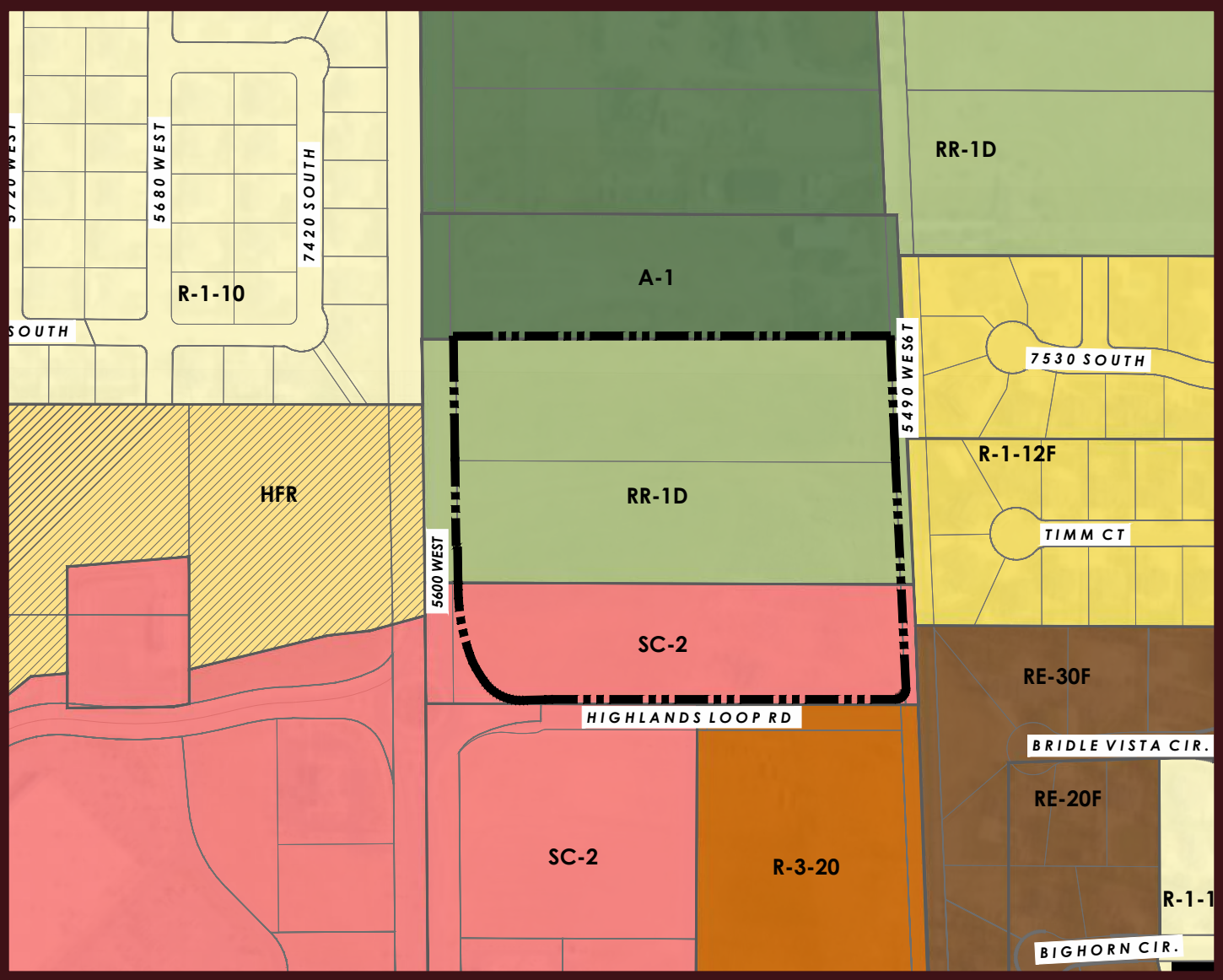


HIGHLANDS LANDING NORTH

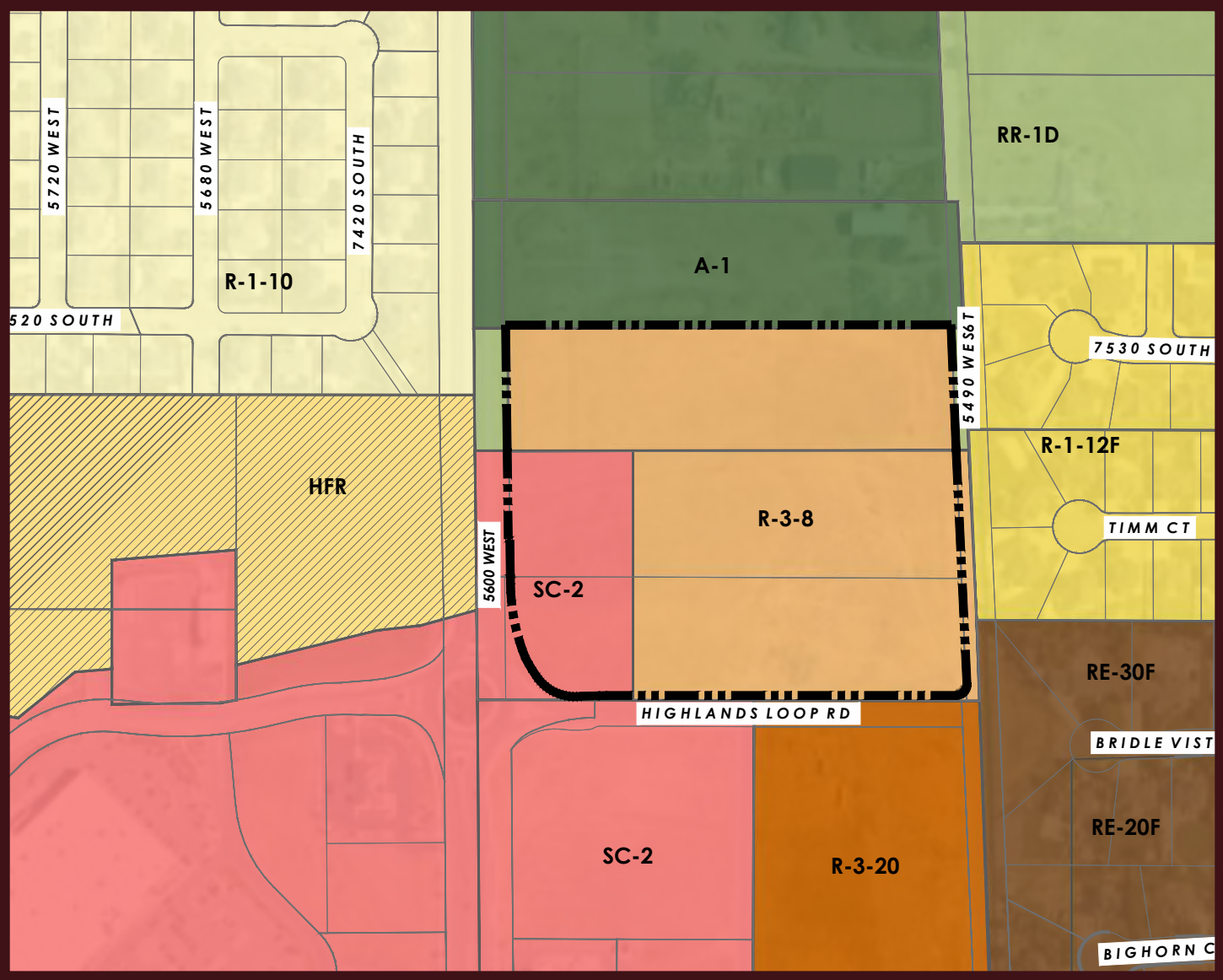
GENERAL PLAN MAP AMENDMENT

WEST JORDAN, UTAH

ZONING



EXISTING ZONING
SC-2; RR-1D

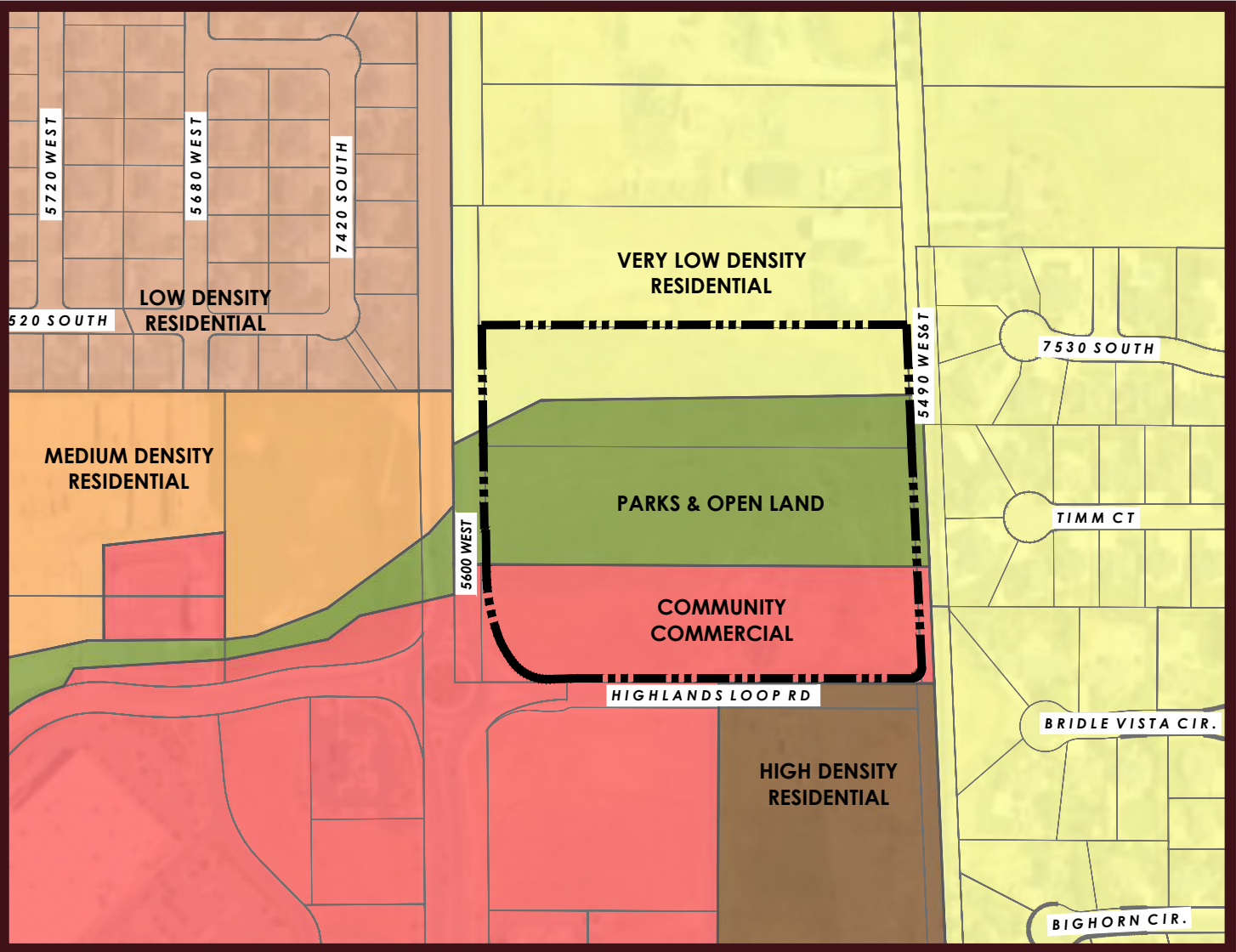


PROPOSED ZONING
SC-2; R-3-8

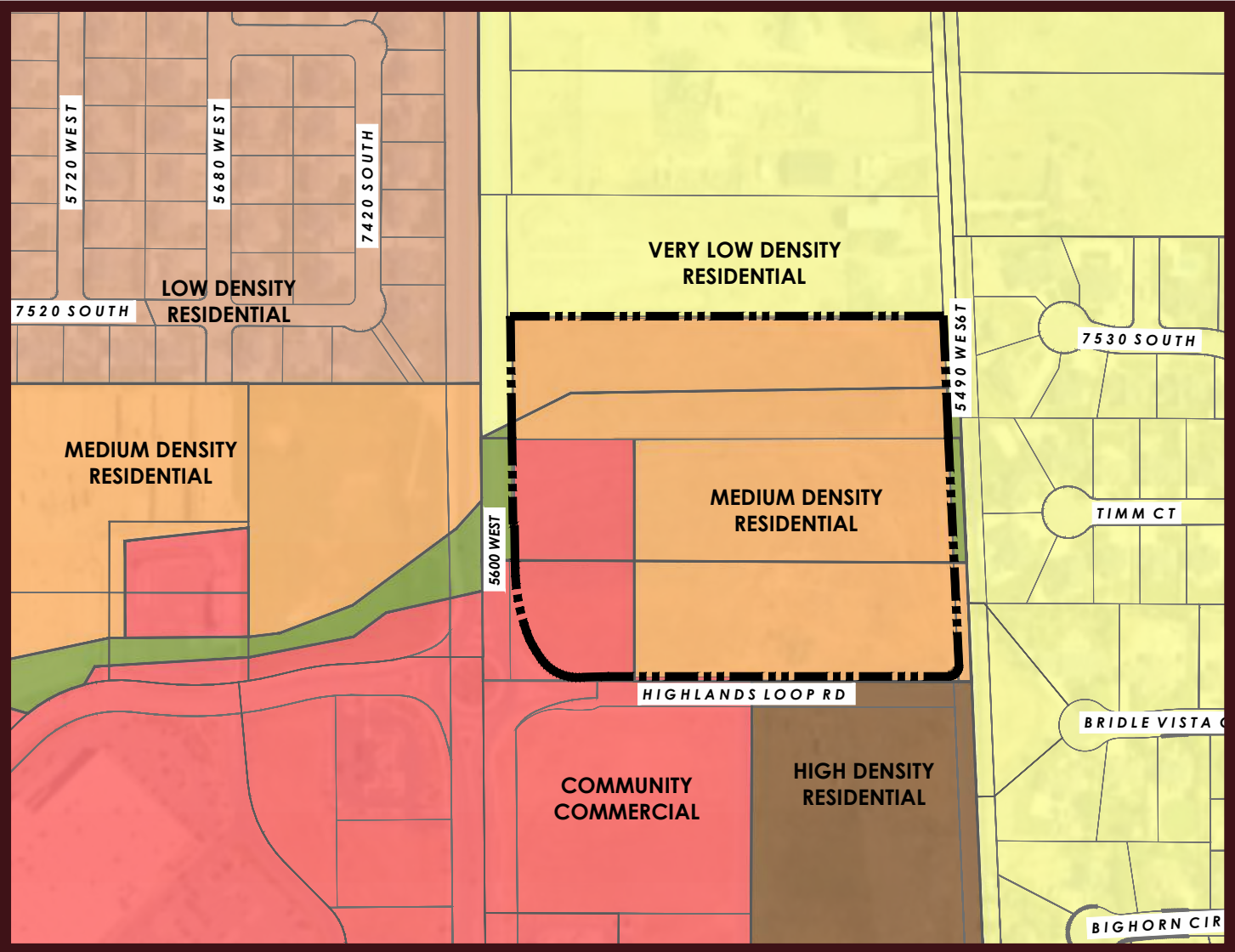
LEGEND

	PROJECT BOUNDARY		HFR: HIGH DENSITY, MULTI-FAMILY RESIDENTIAL		R-E-20: RESIDENTIAL ESTATE (20,000 SQFT)
	SC-2: COMMUNITY SHOPPING CENTER		R-3-8: MULTIPLE-FAMILY RESIDENTIAL (8 OR FEWER UNITS PER ACRE)		R-1-12: SINGLE FAMILY RESIDENTIAL (12,000 SQFT)
	RR-1D: RURAL RESIDENTIAL		R-3-20: VERY HIGH DENSITY (20 OR FEWER UNITS PER ACRE)		
	A-1: AGRICULTURAL ZONE		R-1-10: SINGLE FAMILY RESIDENTIAL (10,000 SQFT)		

LAND USE



EXISTING LAND USE
COMMUNITY SHOPPING CENTER,
VERY LOW DENSITY RESIDENTIAL, AND PARKS AND OPEN LAND

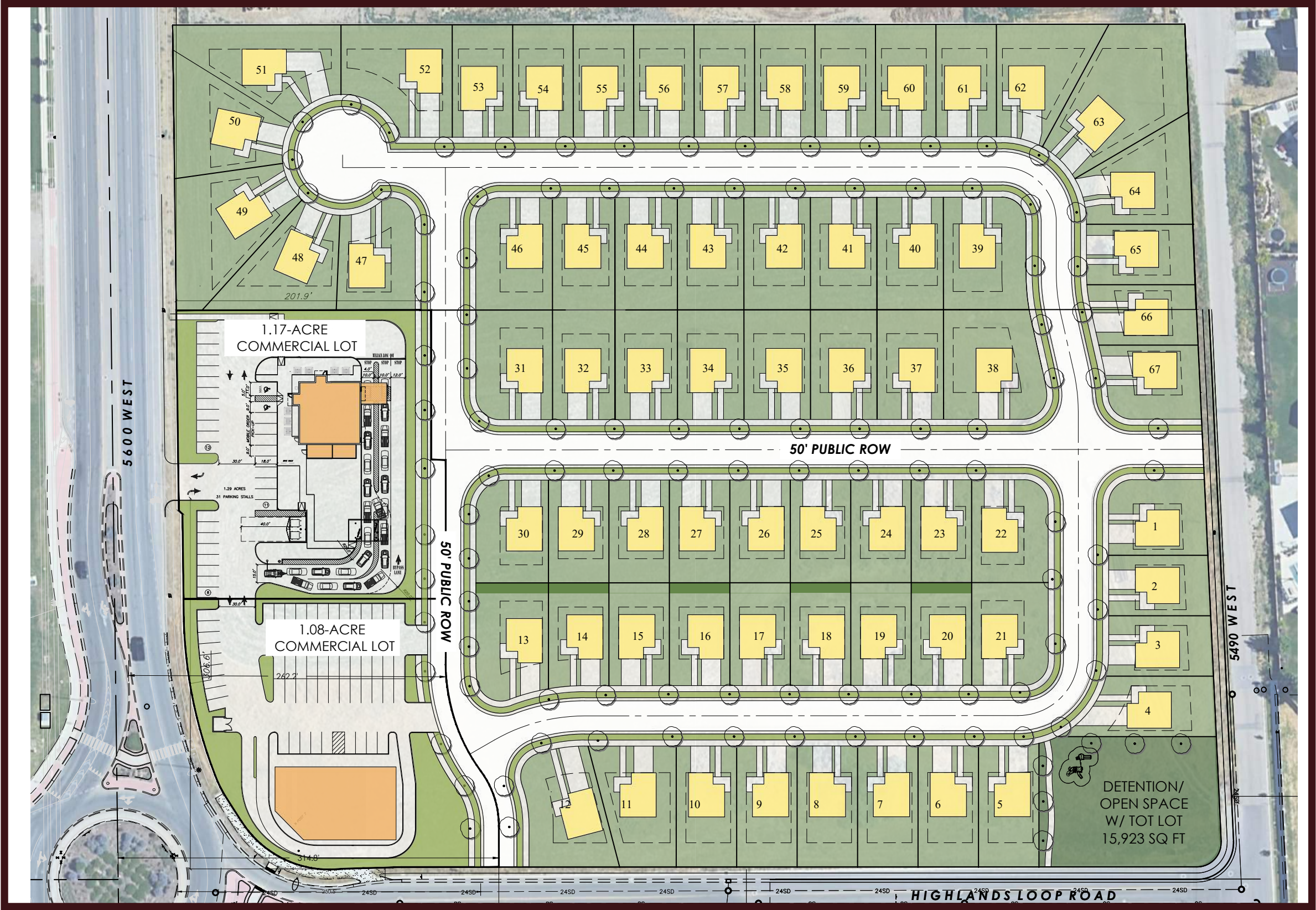


PROPOSED LAND USE
COMMUNITY SHOPPING CENTER,
MEDIUM DENSITY RESIDENTIAL

LEGEND

- | | | | |
|---|----------------------|---|------------------------------|
|  | PROJECT BOUNDARY |  | VERY LOW DENSITY RESIDENTIAL |
|  | COMMUNITY COMMERCIAL |  | MEDIUM DENSITY RESIDENTIAL |
|  | PARKS & OPEN LAND |  | HIGH DENSITY RESIDENTIAL |

CONCEPT DEVELOPMENT PLAN



JUSTIFICATION

Findings of Compliance with Municipal Code Requirements:

A. The proposed amendment conforms to and is consistent with the adopted goals, objectives and policies set forth in the current general plan;

The proposed amendment to rezone Highlands Landing North aligns with West Jordan's General Plan by supporting thoughtful land use transitions and efficient growth. The proposed commercial zoning along 5600 West continues the established commercial corridor, while the medium-density neighborhood provides a transition between this corridor and the existing single-family neighborhood to the east. Additionally, the site's proximity to commercial uses encourages walking and biking, helping to reduce traffic and vehicle dependency.

B. The development pattern contained in the current general plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment:

The proposed amendment addresses West Jordan's need for additional housing by introducing a medium-density neighborhood that balances the City's preference for single-family living with the need for higher-density housing. The addition of housing along Highlands Loop Road provides a thoughtful buffer between the existing neighborhood and the proposed commercial zoning, where the current general plan would otherwise place commercial directly adjacent to those existing homes. Additionally, the site's location along 5600 West — a commercial corridor — makes it an ideal candidate for a residential transition that integrates housing near retail services. The remaining designated park and open space land to the north of the site will be able to meet the area's recreational and environmental needs, in addition to the provided playground area on the site.

C. The proposed amendment will be compatible with other land uses, existing or planned, in the vicinity;

The proposed amendment is compatible with surrounding land uses by providing a transition between the existing single-family neighborhood to the east and the commercial corridor along 5600 West. The medium-density single-family home layout offers a residential buffer that complements nearby housing while supporting walkability and access to retail services.

D. The proposed amendment constitutes an overall improvement to the adopted general plan future land use map and is not solely for the good or benefit of a particular person;

By introducing medium-density homes, the amendment addresses West Jordan's need for attainable housing options while preserving the preferred single-family living experience. The commercial along 5600 West continues the established commercial corridor along the corner before transitioning to residential land use, creating a transition to the planned lower density residential. This arrangement creates a more cohesive transition between land uses.

E. The proposed amendment will not adversely impact the neighborhood and community as a whole by significantly altering acceptable land use patterns and requiring larger and more expensive public infrastructure improvements, including, but not limited to, roads, water, wastewater and public safety facilities, than would otherwise be needed without the proposed change;

This proposed amendment will not adversely impact the neighborhood or community as it aligns with established land use patterns and utilizes existing

infrastructure. The proposed neighborhood offers a compatible transition between residential and commercial areas, minimizing disruptions to the surrounding community. Additionally, the design allows for a higher number of residences within a smaller footprint, reducing the need for extensive road networks and utility extensions. The site's location along established roadways and near existing commercial services further minimizes the need for costly public infrastructure upgrades, ensuring the amendment supports sustainable growth without placing an undue burden on city resources.

F. The proposed amendment is consistent with other adopted plans, codes and ordinances

The proposed amendment promotes responsible growth, thoughtful land use transitions, and efficient infrastructure use. The medium-density neighborhood aligns with the City's goals for providing more housing while maintaining a single-family living experience. The commercial area offers further support to economic development objectives of West Jordan. Additionally, the development will adhere to all applicable zoning standards, design guidelines, and infrastructure requirements, ensuring compliance with City regulations and contributing to a cohesive community.

JUSTIFICATION

Analysis of the potential impacts on the existing infrastructure and public services such as traffic, streets, intersections, water and sewer, storm drains, electric power, fire protection, garbage collection, etc.

The city's existing and planned water, sewer, and storm drain infrastructure can accommodate the increased demand associated with the proposed amendment. Utility improvements will be integrated into the development plan as needed to ensure efficient service delivery. Public streets and traffic circulation will be carefully planned to minimize congestion and maintain safe and efficient mobility. Fire and police services are expected to meet the needs of the development, with any increased demand addressed through impact fees and strategic planning. Additionally, the project will promote sustainable water use, aligning with the City's long-term resource management goals. By introducing a mix of residential and commercial uses, Highlands Landing will contribute to a stronger tax base, supporting the continued provision of essential public services.

Specify the potential use of the property within the area of the proposed amendment.

The potential uses of the property within the area of the proposed amendment medium-density residential and community shopping center.

Explain why the existing general plan designation/general plan language for the area is no longer appropriate or feasible.

The amendment offers a relatively minimal adjustment to the general plan designation for an area is experiencing evolving development patterns and community needs. The proposed amendment introduces medium-density rather than rural residential. This provides a more appropriate density for meeting current housing needs and reducing the burden on the City's infrastructure and funds. It also reorients commercial and residential land uses to offer an improved transition between land uses.

LEGAL DESCRIPTIONS OF PROPOSED REZONE PARCELS



**LEGAL DESCRIPTION
PREPARED FOR
HIGHLANDS LANDING
CITY OF WEST JORDAN, UTAH**
August 19, 2026
25-0023
RM

BOUNDARY DESCRIPTION ZONE SC-2

A part of the Southwest Quarter Section 25, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

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Containing 2.26 acres +/-.



**LEGAL DESCRIPTION
PREPARED FOR
HIGHLANDS LANDING
CITY OF WEST JORDAN, UTAH**
August 21, 2026
25-0023
RM

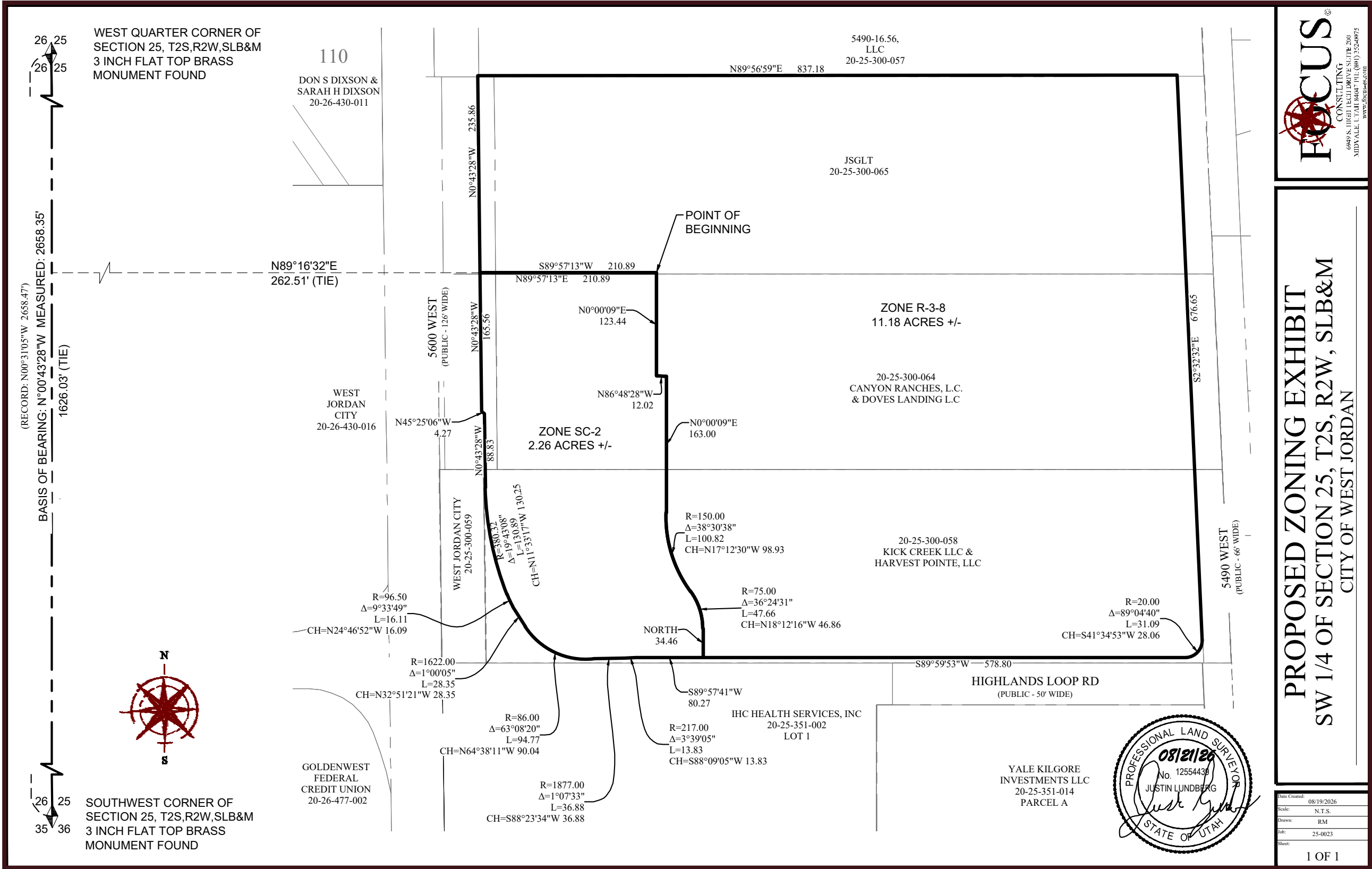
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Containing 11.18 acres +/-.

LEGAL DESCRIPTIONS EXHIBIT

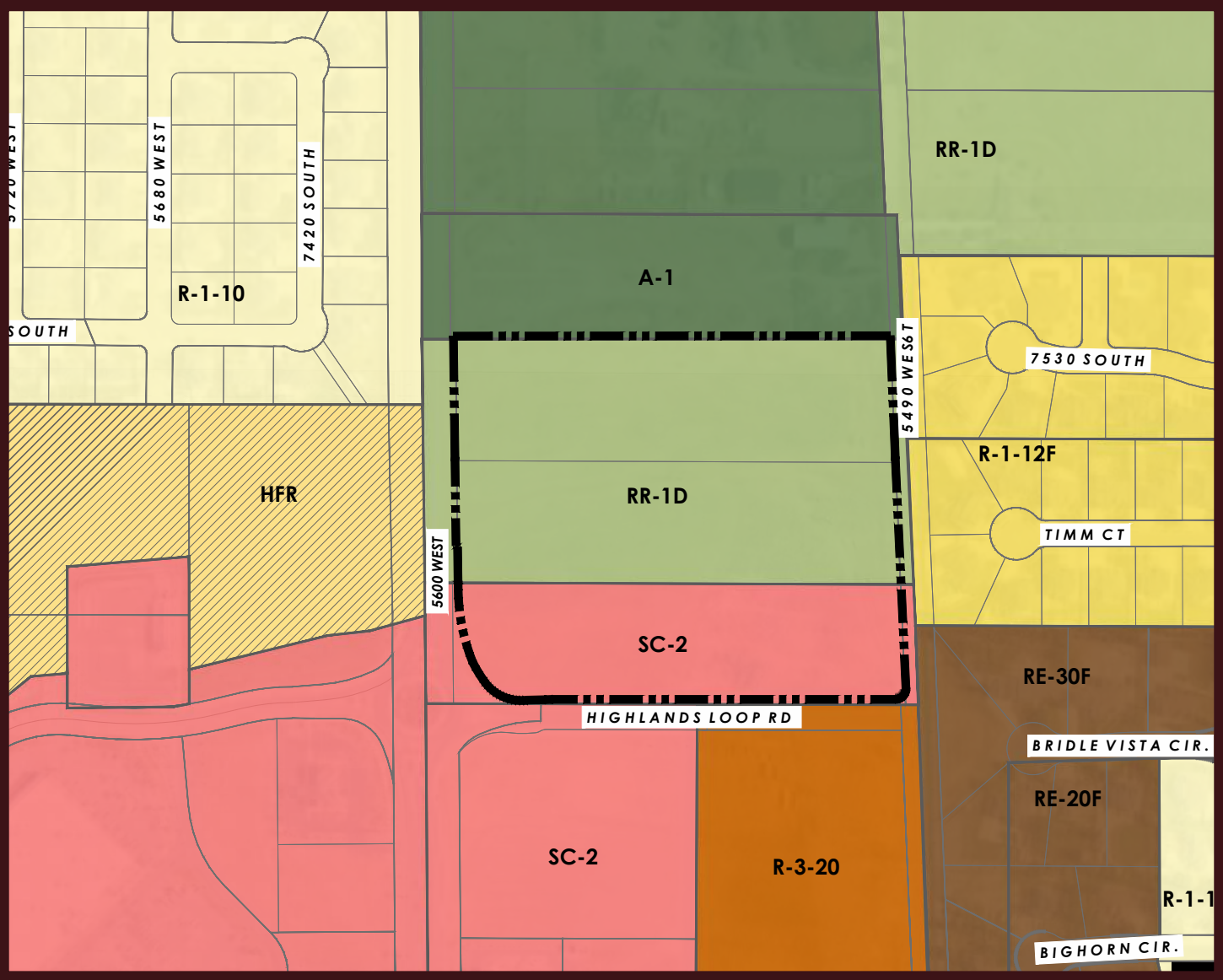


HIGHLANDS LANDING NORTH

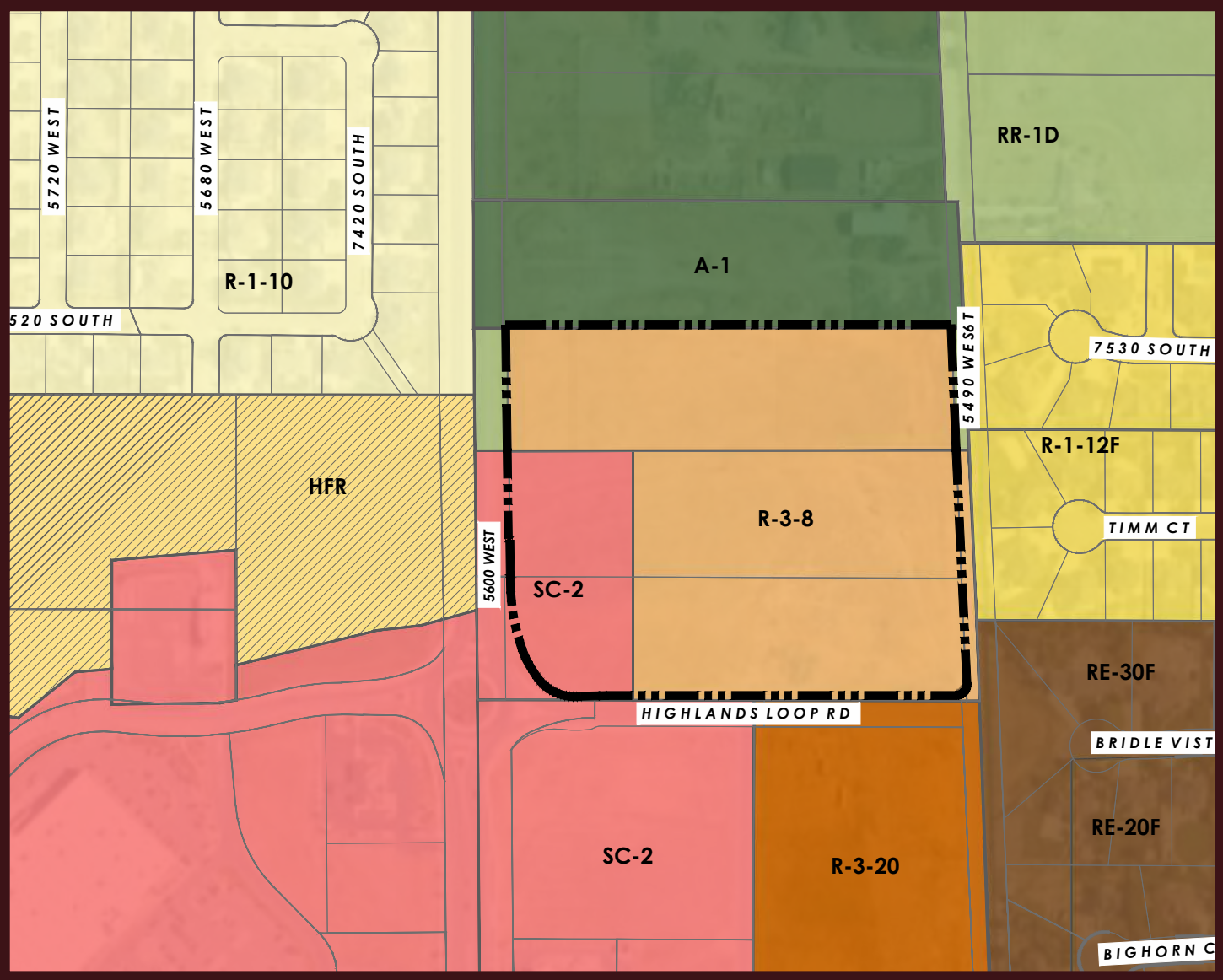
ZONING MAP AMENDMENT

WEST JORDAN, UTAH

ZONING



EXISTING ZONING
SC-2; RR-1D



PROPOSED ZONING
SC-2; R-3-8

LEGEND

- | | | |
|--|---|--|
|  PROJECT BOUNDARY |  HFR: HIGH DENSITY, MULTI-FAMILY RESIDENTIAL |  R-E-20: RESIDENTIAL ESTATE (20,000 SQFT) |
|  SC-2: COMMUNITY SHOPPING CENTER |  R-3-8: MULTIPLE-FAMILY RESIDENTIAL (8 OR FEWER UNITS PER ACRE) |  R-1-12: SINGLE FAMILY RESIDENTIAL (12,000 SQFT) |
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LEGAL DESCRIPTIONS OF PROPOSED REZONE PARCELS



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PREPARED FOR
HIGHLANDS LANDING
CITY OF WEST JORDAN, UTAH**
August 19, 2026
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PREPARED FOR
HIGHLANDS LANDING
CITY OF WEST JORDAN, UTAH**
August 21, 2026
25-0023
RM

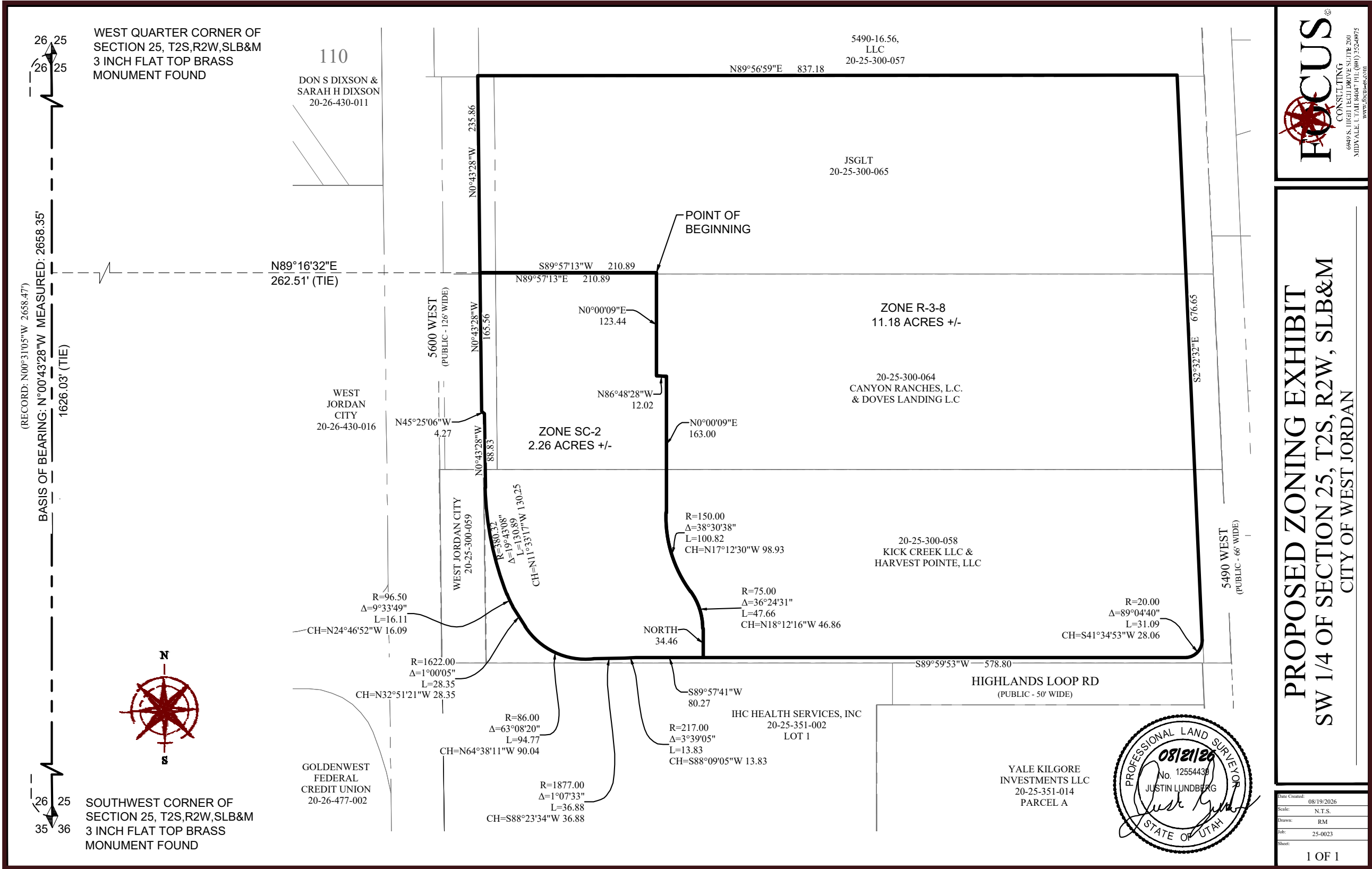
BOUNDARY DESCRIPTION ZONE R-3-8

A part of the Southwest Quarter Section 25, Township 2 South, Range 2 West, Salt Lake Base and Meridian, located in the City of West Jordan, Salt Lake County, Utah, being more particularly described as follows:

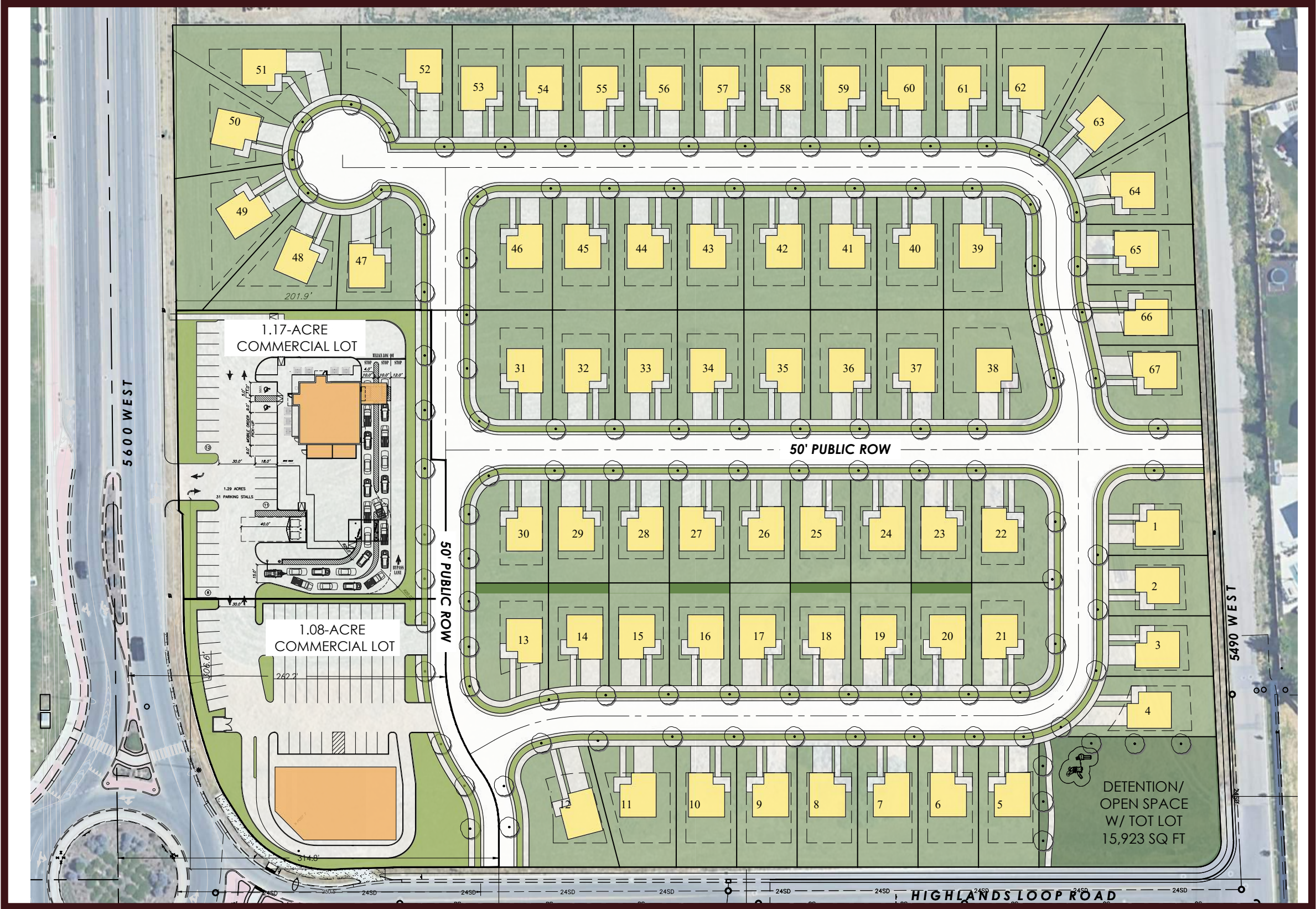
Beginning at a point being N00°43'28"W 1626.03 feet along the Section line and N89°16'32"E 262.51 feet from the Southwest Corner of Section 25, Township 2 South, Range 2 West, Salt Lake Base and Meridian; running thence S89°57'13"W 210.89 feet; thence N00°43'28"W 235.86 feet; thence N89°56'59"E 837.18 feet to the westerly right-of-way line of 5490 West; thence along said right-of-way line S02°32'32"E 676.65 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: S87°02'33"W) a distance of 31.09 feet through a central angle of 89°04'40" Chord: S41°34'53"W 28.06 feet; thence S89°59'53"W 578.80 feet; thence North 34.46 feet; thence along the arc of a curve to the left with a radius of 75.00 feet a distance of 47.66 feet through a central angle of 36°24'31" Chord: N18°12'16"W 46.86 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 150.00 feet (radius bears: N53°32'11"E) a distance of 100.82 feet through a central angle of 38°30'38" Chord: N17°12'30"W 98.93 feet; thence N00°00'09"E 163.00 feet; thence N86°48'28"W 12.02 feet; thence N00°00'09"E 123.44 feet to the point of beginning.

Containing 11.18 acres +/-.

LEGAL DESCRIPTIONS EXHIBIT



CONCEPT DEVELOPMENT PLAN

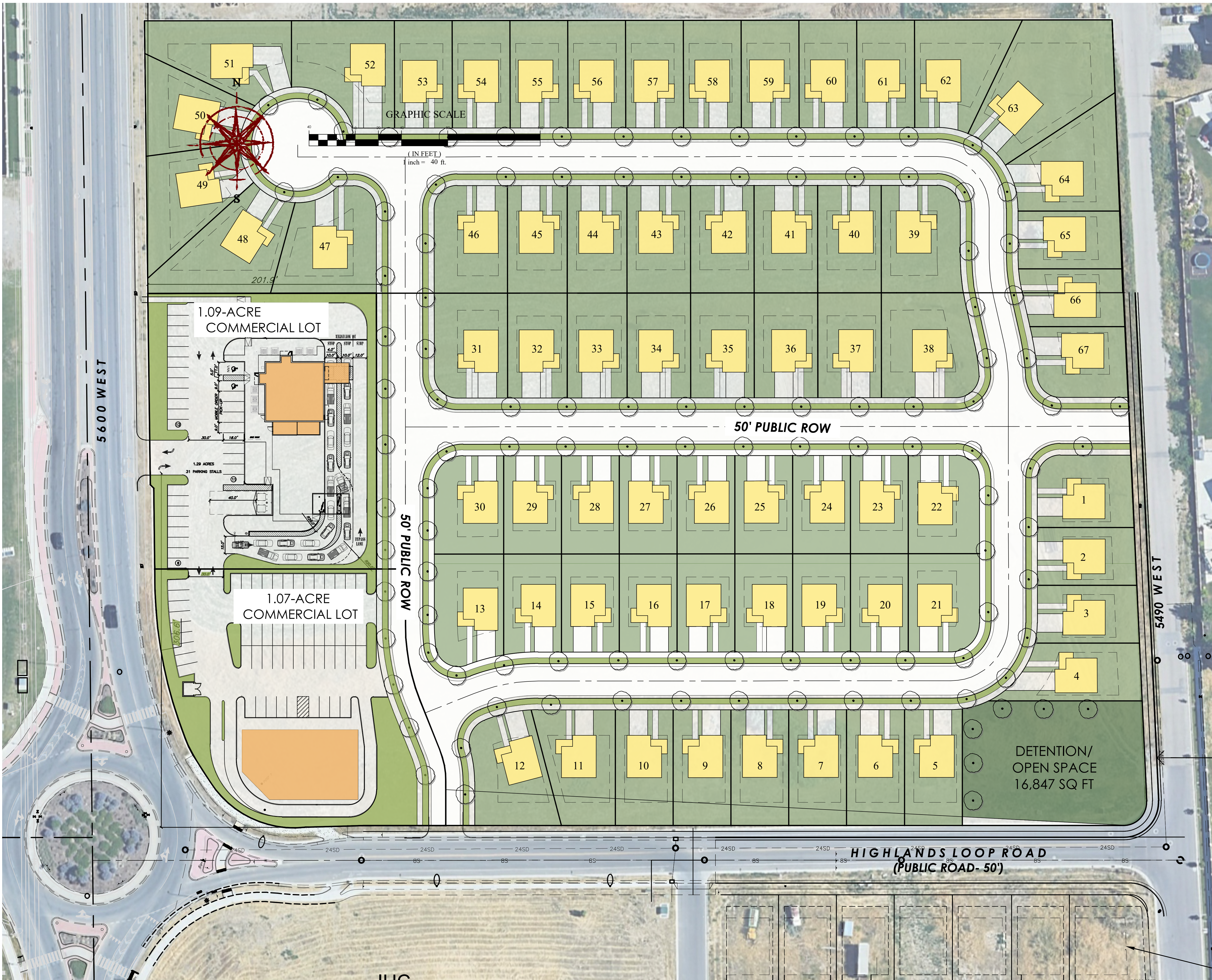


JUSTIFICATION

The proposed General Plan Map amendment for Highlands Landing supports West Jordan's goals of providing more housing, promoting increased walkability, and encouraging strategic growth. The amendment introduces a medium-density home neighborhood that balances the City's preference for single-family living with the need for higher-density housing. This layout offers a transition between the existing single-family neighborhood and the commercial along 5600 West.

The commercial zoning along 5600 West continues the established commercial corridor, improving access to retail and services while promoting walkability and reducing traffic demand. The proposed land uses align with the City's objectives to reduce infrastructure costs, enhance connectivity, and provide logical land use transitions. Open space areas planned in nearby land, as well as a on-site playground in the southeast detention area, will support recreational needs.

The amendment addresses the current rural residential zoning, which no longer fits the area's evolving land use patterns. The proposed zoning utilizes existing infrastructure without significant expansion, ensuring minimal impacts on City services. Schools are equipped to accommodate projected growth, and the increase in housing will support local businesses and strengthen the local economy. This well-planned amendment enhances West Jordan's long-term vision for balanced, sustainable development.



CONCEPT TABULATIONS	
TOTAL ACREAGE	±13.43 AC
COMMERCIAL ACREAGE	±2.16 AC
RESIDENTIAL ACREAGE	±11.27 AC
CURRENT ZONE	SC-2, RR-1D
PROPOSED ZONE	SC-2, R-3-8
LOT/UNIT COUNT	68
TOTAL DENSITY	6.03 UNITS/ACRE

ADEQUATE PUBLIC FACILITIES REVIEW ITEMS:	
EXISTING ZONING ERC	34.22 ERC
PROP. ERC COUNT	72.75 ERC (68 RESIDENTIAL & 4.75 COMMERCIAL)

APF CULINARY WATER:	
FIRE FLOW SF:	1000 GPM PER IFC
FIRE FLOW COMMERCIAL:	1500 GPM PER IFC

POINTS OF CONNECTION SF:
THE SINGLE FAMILY WATER SYSTEM WILL LOOP TO THE EXISTING WATERLINES IN 5490 WEST AND HIGHLANDS LOOP ROAD.
POINTS OF CONNECTIONS COMMERCIAL:
THE COMMERCIAL WILL CONNECT TO THE EXISTING WATERLINES IN HIGHLANDS LOOP ROAD AND 5600 WEST

THERE WILL BE 8" CULINARY WATER LINES LOOPED THROUGH THE SUBDIVISION. THE PIPES SHOULD NOT EXCEED THE 8 FT/S REQUIREMENT.

PETERSON DEVELOPMENT WILL WORK WITH WEST JORDAN CITY AND JORDAN VALLEY WATER CONSERVANCY DISTRICT TO RESOLVE ANY DISCREPANCIES IN ERCs AVAILABLE VERSUS REQUIRED FOR THE DEVELOPMENT. THIS WILL RESOLVE ANY FUTURE IMPACTS TO THE CITY DEMAND AND SYSTEM. THIS PROJECT DOESN'T REQUIRE ANY UPGRADES TO THE CITY INFRASTRUCTURE TO FUNCTION AND OBTAIN THE REQUIRED FIRE FLOWS.

APF WASTEWATER:	
SEWER DEMAND:	38.71 GPM

THIS ADDITIONAL SEWER DEMAND CAN BE HANDLED BY THE CITY SEWER SYSTEM. THERE WILL BE 8" SEWER LINES THAT WILL RUN THROUGH THE PROJECT AND TIE INTO THE EXISTING SEWER LINE IN HIGHLANDS LOOP ROAD. THERE IS ALSO A MASTER PLANNED 12" SEWER LINE THAT WILL NEED TO BE EXTENDED TO THE NORTH EXTENTS OF THIS PROJECT IN 5490 WEST.

APF STORMWATER:	
ALLOWABLE RELEASE RATE:	0.1 CFS/ACRE (1.34 CFS)

THE STORM WATER WILL BE DETAINED IN A DETENTION POND AT THE SOUTHEAST CORNER OF THE SITE. THE STORM WATER WILL RELEASE 1.34 CFS INTO THE STORM DRAIN LINE IN HIGHLANDS LOOP ROAD. THE DEVELOPMENT WILL RETAIN THE 0.46 INCHES FOR LOW IMPACT DEVELOPMENT.

HIGHLANDS LANDING NORTH ADEQUATE PUBLIC FACILITIES PLAN



ELEVATIONS PLAN

[illegible]

C U S T O M
HOME DESIGNS & DRAFTING

K2 HOME DESIGNS

598 NORTH 200 EAST
SANTAQUIN, UTAH 84655
(385) 204-2377 cell

ELEVATIONS PLAN

PETERSON HOMES
SALT LAKE CITY, UTAH

PLAN SIZE: SEE EACH FLOOR

SCALE:	1/4" = 1'-0"
DATE:	12/11/23
LAST REVISION:	12/11/23
DRAWN BY:	KEVIN TEW
CHECKING ENGINEER:	6 OF 10

compensation, limiting its development potential and contributing to damage. Ms. Sewell asked that the City either compensate her mother at fair market value for any additional right-of-way needed or identify an alternative location for the proposed traffic signal. She stated that ongoing impacts to the property are unacceptable.

Public Hearing Closed

The Commission Chair clarified that the vote before the Planning Commission pertains solely to the Preliminary Site Plan. He encouraged the commenter to continue communicating with the developer and to remain in contact with Senior Planner Tayler Jensen regarding project details and right-of-way questions. Senior Assistant City Attorney Duncan Murray reiterated that the Planning Commission does not have jurisdiction over property compensation matters or other issues outside the scope of land-use approvals. He emphasized that the Commission's role is limited to reviewing and acting on the site plan application.

Motion: Commissioner Hollingsworth moved, based on the information and criteria set forth in the staff report and upon the evidence and explanations received today, to approve the Preliminary Site Plan for the Marlowe apartments, located at approximately 3247 West Jordan Loop Lane with all Conditions and requirements of approval listed in the staff report. The motion was seconded by Commissioner Acker and passed 5-0 in favor.

4. Public Hearings (with Recommendation to City Council for Final Action)

- a. **Highlands Landing North; Approximately 7592 South 5490 West; 14.07 Acres; Future Land Use Map Amendment from Very Low Density Residential, Parks and Open Land and Community Commercial to Medium Density Residential and Community Commercial and Rezone from RR-1-D (Rural Residential 1-Acre Lots) and SC-2 (Community Shopping Center) to R-3-8 (Multiple-Family Dwelling, 8 or less units/acre) and SC-2 (Community Shopping Center); Peterson Development (Applicant); Ray McCandless/Nate Nelson/Angelica Haro/Mike Jensen; #PZ26-0184 and PZ26-0185 Parcels 20-25-300-065-0000, 20-25-300-064-0000, 20-25-300-058-0000.**

Jeff Seaman, representing Peterson Development, explained that the request involves three parcels located north of Highlands Loop Road and east of 5600 West. He stated that the southern parcel was previously rezoned to commercial, but the eastern portion of that parcel no longer functions well for commercial use. The proposal is to maintain commercial zoning along 5600 West and rezone the remaining portions to Medium Density Residential (R-3-8). Staff has recommended approval **with no conditions**. Seaman noted that the development team met with property owners to the north (Boulder Property/Utah Natural Meats) to discuss concerns related to residential uses adjacent to active agricultural operations. He outlined three commitments made in response:

1. The developer will include verbiage in the CC&Rs and in each real estate purchase contract informing future homeowners that they are purchasing property next to an active agricultural use.

2. City code requires a six-foot masonry wall along the agricultural boundary; the developer offered to split the cost of increasing the fence height to eight feet at the property owners' request.
3. The project layout was adjusted to deepen the lots along the northern boundary, increasing separation between homes and agricultural property. Most lots achieve approximately 70 feet between the fence line and home, while still conforming to R-3-8 zoning standards.

The applicant stated that the development meets all zoning requirements and emphasized the intent to be good neighbors while protecting both parties' property rights. He acknowledged questions from commissioners regarding fencing height and flies. The applicant stated that the issue of flies has come up. Mr. Seaman stated that they are trying to go above and beyond by disclosing to buyers there will be normal conditions when you are buying next to a farm and that there would be an obligation for the farm owners to maintain their farm in a lawful manner. Seaman confirmed that standard six-foot fencing would be used along 5490 South and 5600 West, with the only variation being the proposed eight-foot fence along the agricultural property if the shared-cost agreement moves forward.

Senior Planner Ray McCandless explained that the 14-acre site consists of three parcels and that the request involves a Future Land Use Map (FLUM) amendment and a rezoning. He reviewed the adjoining land uses, noting that the current FLUM designations include Community Commercial to the south, Parks/Open Space in the center, and Very Low Density Residential to the north. The applicant proposes shifting the commercial area to 5600 West and designating the remainder as Medium Density Residential. Senior Planner McCandless outlined that the property is currently zoned A-1 (Agricultural) on the north and SC-2 (Community Shopping Center) on the south. The request would rezone two commercial pad sites to SC-2 and the remainder to R-3-8. He emphasized that the concept plan—showing 67 residential lots, two one-acre commercial pads, and a southeast detention area—is preliminary and will be refined during future site plans and subdivision reviews.

He noted that fencing will be required along the northern property line and between residential and commercial uses, and that driveway connections shown in the concept plan may need further evaluation. McCandless stated that the area is designated for Medium Density Residential on the FLUM and will likely develop as such in the future. He concluded that the proposal provides an appropriate land-use transition and recommended the Planning Commission forward a positive recommendation for approval to the City Council with **No Conditions or Requirements of Approval.**

Public Hearing Open. No comments or questions, public hearing closed.

Motion: Commissioner Roberts made a motion to reopen the public hearing. The motion was seconded by Commissioner Hollingsworth and passed 5-0 in favor.

Public Hearing Open

Kyle Pearson, an adjacent property owner stated that their home and pool are located just east of the proposed rezoning area along 5490 South. They expressed concern about rezoning the property to Medium Density Residential, noting that the concept plan currently shows detached single-family homes. The commenter asked whether the zoning could be tied to the proposed single-family development or include contingencies to prevent future multi-family construction such as townhomes or duplexes if the current project does not move forward.

He stated that additional density could create noise, light impacts, or privacy concerns, especially given the narrow private road separating their neighborhood from the subject property. The commenter requested clarification on whether a development agreement or similar mechanism could ensure that the project proceeds as single-family detached homes as presented.

Jeremy Sorensen, an adjacent property owner living north of the site, expressed concerns similar to the previous property owner regarding the proposed R-3 rezoning. Sorensen provided background on earlier applications affecting nearby parcels, noting that previous proposals for multifamily development in the area had been denied or later modified. Mr. Sorensen stated concern that the applicant's plans could change in the future, potentially resulting in multifamily development on the site. The property owner explained that surrounding neighborhoods are primarily zoned R-1-10 or larger and stated that nearby residents would prefer the property be rezoned to R-1-10 to maintain consistency with existing single-family neighborhoods. He also expressed appreciation for the proposed shift of the commercial zoning toward 5600 West and for the applicant's efforts to work cooperatively with nearby agricultural property owners.

Public Hearing Closed

Chair Thomas asked for clarification regarding the proposed zoning and invited input from Senior Assistant City Attorney Duncan Murray or City Planner Larry Gardner.

City Planner Larry Gardner explained that the requested rezoning allows the applicant to configure lot sizes and dimensions consistent with the R-3-8 zone, which permits minimum lot sizes of approximately 4,000 square feet. He stated that staff can include the applicant's commitments in the approving ordinance if the City Council grants approval, ensuring the development proceeds as presented.

Gardner clarified that the City will not consider a subdivision proposing apartments on property designated for Medium Density Residential and reiterated that West Jordan has numerous zoning categories, each intended to serve specific land-use needs. He noted that while larger lot sizes, such as quarter-acre lots, could technically be developed, the associated cost of land, utilities, and construction makes such projects difficult to deliver at attainable price points in today's market.

Gardner concluded that the proposed zoning provides a workable tool for the property owner's intended development while aligning with current economic conditions and City planning practices.

Motion: Commissioner Acker moved, based on the information and criteria set forth in the staff report and upon the evidence and explanation received today, to forward a positive

recommendation to the city Council to amend the proposed General Plan Future Land Use Map from Very Low Density Residential, Parks and Open Land and Community Commercial to Medium Density Residential and Community Commercial for property located at approximately 7592 South 5490 West. The motion was seconded by Commissioner Roberts and passed 5-0 in favor.

Motion: Commissioner Acker moved, based on the information and criteria set forth in the staff report and upon the evidences and explanation received today, to forward a positive recommendation to the City Council to rezone the property located at approximately 7592 S 5490 West from RR-1-D (Rural Residential 1-Acre Lots) and SC-2 (Community Shopping Center) to R-3-8 (Multiple Family Dwelling, 8 or less units/acre) and SC-2 (Community Shopping Center). The motion was seconded by Commissioner Roberts and passed 5-0 in favor.

5. Adjourn

Motion: Commissioner Roberts made a motion to adjourn. There were no objections. The meeting adjourned at 6:55 PM

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 15, 2026. This document constitutes the official minutes for the West Jordan City Planning Commission meeting.

/s/ Kerry Talbot, Administrative Assistant
Community Development

Approved this ____ day of ____ 2026



Office of the City Council

8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

City of West Jordan Notice of Public Hearing

A public hearing will be held before the West Jordan City Council on **Tuesday, October 13, 2026, at 7:00 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088**.

The purpose of the hearing is to receive public comments regarding the following:

- Ordinance No. 26-47 a Petition to Amend the Future Land Use Map to Medium Density Residential and Community Commercial and Rezone 14.07 acres to R-3-8 (Multiple-Family Dwelling, 8 or less units/acre) and SC-2 (Community Shopping Center) for Highlands Landing North at approximately 7592 South 5490 West
- Resolution No. 26-043 Community Development Block Grant Budget Adjustment and Subrecipient Allocation for Project Year 2026
- Ordinance No. 26-49 Amending the Budget for Fiscal Year Ending June 30, 2027

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Posted October 1, 2026

/s/ Cindy Quick

Council Office Clerk



MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, August 26, 2025 – 4:00 pm
Approved September 9, 2025
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

COUNCIL: Chair Kayleen Whitelock, Vice Chair Bob Bedore, Pamela Bloom, Kelvin Green, Zach Jacob, Chad Lamb, Kent Shelton

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Budget & Management Analyst Rebecca Condie, Utilities Manager Greg Davenport, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Public Information Manager Marie Magers, Senior Planner Ray McCandless, Assistant City Attorney Duncan Murray, Parks Division Manager Dave Naylor, Council Office Clerk Cindy Quick

Chair Whitelock called the meeting to order at 4:00 pm, and noted that Council Member Jacob would arrive shortly, and Council Member Lamb would join at approximately 4:30 pm.

2. DISCUSSION TOPICS

a. Presentation and Discussion on the Draft Traffic Calming Manual

Public Works Director Brian Clegg said a grant to draft a Traffic Calming Manual had been awarded to Avenue Consultants. Associate Engineer Krista Riester said Avenue Consultants were asked to research traffic calming solutions, create a toolbox of traffic calming options, create a traffic calming standard for new development (Code update), and create a decision matrix for existing neighborhoods.

Council Member Jacob arrived at 4:02 pm.

Kirby Snyderman with Avenue Consultants presented three strategies for existing residential neighborhoods:

1. Road Diet
 - Alters roadway design to encourage lower speeds
 - Does not place an obstacle directly in the roadway
 - Force vehicles to lower speeds to navigate treatments
2. Roadway Obstacles
 - Placement of obstacles directly in roadway path
 - Forces drivers to lower speeds to negotiate obstacle
 - Can provide benefits of beautification and pedestrian safety

- Most impactful to speed reduction and safety
3. Driver Behavior
- Strategies to impact driver behavior without physical treatments
 - Lower cost and easier to implement widely
 - Brings attention to speed issues

Mr. Snyderman showed a comparison of traffic calming tool effectiveness versus cost. He presented a Traffic Calming Manual for new development to guide developers, and highlighted speed control points as addressed in the Manual. Mr. Snyderman and Ms. Riester explained proposed updates to City Code to implement the Traffic Calming Manual. Council Member Shelton said he did not like use of the word “undesirable” on page 20, and asked if the word could be struck. A majority of the Council indicated support. Mr. Snyderman presented a Traffic Calming Decision Process for the City to follow when applying traffic calming tools to existing neighborhoods.

Council Member Shelton said he was adamantly opposed to using roundabouts as a traffic calming measure. He emphasized that roundabouts should be used for traffic flow, and said he did not agree with including roundabouts in the Traffic Calming Manual. Council Member Green pointed out that roundabouts were shown to effectively reduce speed and vehicle accidents. Council Member Shelton stated residents did not like roundabouts. Ms. Riester suggested Council Member Shelton was actually referring to traffic circles, and described differences between traffic circles and roundabouts. She said roundabouts were used in situations with equal traffic volumes approaching from each side when a four-way-stop was not effective, and said roundabouts would not be used in local residential four-way intersections. Council Member Jacob suggested Council Member Shelton was more concerned with messaging and communication to residents, and Council Member Shelton confirmed his concern was a messaging issue.

Council Member Lamb joined at 4:32 pm.

Chair Whitelock said multiple members of the Council had expressed concern with staff being able to waive a 500-foot requirement. Council Member Jacob was comfortable leaving the detail up to staff and the experts. Council Member Bedore felt if it became a problem, it could be addressed by the Council. Chair Whitelock said it did not appear a majority of the Council were in favor of removing the language.

b. Discussion of Council Oversight, Audit Responsibility, and Future Steps Regarding the West Jordan Historical Society Lease and Operations

Council Member Bloom said she wanted to provide more clarity for the West Jordan Historical Society in terms of reports wanted by the Council. She referred to inconsistencies in reporting in recent years, and said methods needed to be standardized. Chair Whitelock said the Council had recently done something similar with the Arts Council and she believed the guidelines had helped.

Council Member Green commented that the City only gave the Historical Society \$5,700 per year. Council Member Bloom said the land value also needed to be taken into account. Council Member Green responded the Council was not going to lease the land out to

anyone else at fair market value. He pointed out the Historical Society owned the house on the land. Council Member Bloom believed Council needed to ensure the City was getting value for the land. Council Member Green said the \$5,700 paid for utilities and basic upkeep on the property. He agreed with having a standardized report, but pointed out a 10-8-2 study was not required because the Historical Society was nonprofit. Council Member Bloom expressed the opinion that minimal operational proof was a fair ask.

Chair Whitelock suggested requiring visitors to the museum to provide a name and city of residence. City Administrator Korban Lee said the report format for the Arts Council was created with a committee comprised of a couple Council Members, staff, and Arts Council representatives. Council Member Bloom said she would like to go through the same process for the Historical Society. Council Member Bedore volunteered to serve on such a committee, and suggested the Council needed to determine what they wanted from the City museum and what it would take to make it happen. Chair Whitelock said she would be willing to serve on a committee.

Council Member Jacob suggested the Council pretend there was not a City museum, and talk about what they would want in a West Jordan museum. Chair Whitelock suggested the Council schedule a future Committee of the Whole discussion, and a field trip to visit the museum. A majority of the Council expressed support. Mr. Lee commented that the current grant agreement and lease agreement had both expired, and expressed the opinion that it was a good time to create a report format to attach to new agreements.

c. Discussion of Proposed Vision Statement for the City of West Jordan

Policy Analyst & Public Liaison Warren Hallmark said he compiled vision statements provided to staff by members of the Council, and used them to draft a proposed vision statement for Council consideration:

West Jordan Elevated: West Jordan is a welcoming, vibrant, sustainable city that honors its past while embracing future opportunities – building a community where families flourish, businesses thrive, and natural resources are preserved for future generations.

Council Member Lamb felt the word “elevated” was not needed. Council Member Bloom felt it was branding. Council Members Lamb, Bedore, Bloom, and Shelton expressed a desire to remove the first three words: West Jordan Elevated. Council Member Bloom suggested the following: we are a welcoming city that honors our history and plans for tomorrow with safe neighborhoods, reliable infrastructure, room for businesses to grow, and stewardship of the Jordan River, open space, and water.

Council Member Jacob suggested the statement proposed by staff had a dissonance in the wording, between “West Jordan **is** a welcoming...” and “...**building** a community...” Council Member Lamb suggest “continuing to build” instead of “building”. Chair Whitelock suggested “creating a sense of community”. Council Member Bedore suggested simply removing the word “building”. Council Member Jacob said he agreed, and suggested also removing the dash and replacing with a semicolon. A majority of the Council expressed support for the following:

West Jordan is a welcoming, vibrant, sustainable city that honors its past while embracing future opportunities; a community where families flourish, businesses thrive, and natural resources are preserved for future generations.

d. Discussion of Formulation of a Home Ownership Promotion Zone (HOPZ) and Applicability of HOPZ to Current Zoning Ordinances

Senior Planner Tayler Jensen said staff were previously tasked with making changes to existing ordinances to increase density up to six dwelling units per acre (DU/AC) to allow use as a HOPZ. Mr. Jensen reported State legislation would not allow the City to amend the Integrated Housing Ordinance in a way that would comply with a HOPZ. He said staff recommended drafting a new HOPZ and not increasing the density of existing zones, as doing so would discourage developers from utilizing the HOPZ. He said the new HOPZ would be a full zoning district, and developers would apply to have the HOPZ applied to a property, replacing existing zoning. Mr. Jensen said length of required deed restriction and level of tax increment would need to be determined.

Council Member Green could be comfortable with a new HOPZ, if the new zone was form-based, with minimal restrictions and two parking spaces per unit without requiring an attached garage. He spoke of homes with driveways that extended down the side and around the back, with the possibility of adding a detached garage later. Council Member Green would like to throw out standard Euclidian zoning and require very little on a lot. He said sewer and water lines would have a lower cost per foot with narrower, deeper lots. He suggested that not requiring a garage would allow developers to create more affordable housing. Council Member Lamb doubted that eliminating the garage requirement would result in significantly reduced home cost.

Council Member Green suspected if the City adopted the proposed HOPZ, the Council would end up reporting to the State that there had been no takers, which he said he believed was the message that needed to be heard at the State level. Council Member Shelton suggested a roundtable with developers to see what they felt would drive prices down. Council Members Whitelock and Jacob expressed support for scheduling a roundtable.

Council Member Bloom felt the proposed five-year minimum was too short, and suggested ten years. She suggested establishing a price cap, resale cap options, and asked about post-occupancy reporting. Mr. Jensen said many of the details would need to be worked out, and said the City could use a portion of tax increment to pay for costs associated with compliance.

Council Member Lamb asked how many areas in the City could be affected by the proposed HOPZ. Mr. Jensen said there were probably two or three areas that would be good candidates. He said it was important to remember that Jordan School District as a whole could only have 100 acres of HOPZ within the school district boundaries. Mr. Jensen said six units per acre was the minimum to qualify according to the State, and asked if the Council would be comfortable approving higher than six. Council Member Green suggested keeping the minimum at six, with the possibility of higher with an MDA. Council

Member Bloom agreed. Council Member Jacob suggested a clear guideline should be provided.

Chair Whitelock said she definitely wanted a deed restriction option and noted her biggest concern for the entire country was that single family homes were being bought up by corporations. She would be comfortable moving forward with a HOPZ, and happy to meet with developers for their input, but said the concern she suspected the Council would hear from developers would pertain to impact fees. Chair Whitelock expressed support for allowing flexibility in the design.

Senior Planner Tayler Jensen summarized what he understood from the discussion and direction from Council. Staff should continue to not update the IHZ zone but focus on the new HOPZ Zone and make it more form based with limited design standards, limited bulk standards, no broad requirement, deed restricted for more than five years and a minimum of six units per acre but no maximum.

Council Member Shelton was not comfortable without establishing a maximum number of units per acre, but did not have a specific number to suggest. Council Member Green said the projects would obviously be infill, and suggested requiring that density would need to reasonably match surrounding neighborhoods. Council Member Jacob responded that such a restriction would defeat the purpose of establishing affordable housing, because affordable housing meant more units on smaller lots.

Council Office Director Alan Anderson said he could work with staff to coordinate a meeting with developers.

e. Discussion of a Proposed Future Land Use Map Amendment for Highlands Landing North

Jeff Seamon with Peterson Development explained the requested Future Land Use Map Amendment to R-3-8 for Highlands Landing North on approximately 10 acres. Mr. Seamon presented a concept development plan that included two commercial lots along 5600 West, and 42 residential lots (6.33 units per acre) off Highlands Loop Road. Responding to a question from Chair Whitelock, Mr. Seamon said driveways would be at least 22 feet in length. He said the question of ownership was currently fluid, but Peterson Development was open to discussion regarding ownership versus rental. Mr. Seamon said the units would be approximately 2500 square feet, with two-car garages.

Responding to a question from Chair Whitelock, Mr. Seamon suggested the space proposed for residential use would not work for commercial. Chair Whitelock said a previous plan had included a park area on the north side, and 19 ERCs. She asked about the increased ERC request and the loss of green space. Mr. Seamon said water and sewer was one of the challenges, and said he wanted to learn the Council's appetite for the proposal before moving forward with finding solutions to the challenges. Council Member Lamb mentioned taking out the garages. Mr. Seamon said removing the garages would make a little difference.

Council Member Green said the proposed project would not provide walkability. Mr. Seamon said the project would have sidewalks throughout. Council Member Green he would personally not consider the proposed project to be walkable. Council Member Bloom said she would have appetite for the project if some type of trail were provided. Council Member Lamb suggested residents could use the sidewalk and would not need a trail. Council Member Green said the project would not be walkable for the residents in unit 42. Mr. Seamon asked the difference between a sidewalk and a trail for practical use. He said he would make a note about walkability to address in preparation for the next meeting.

Council Member Shelton said his biggest concern was water and sewer. Council Member Bloom said she would want something outdoors that could keep people outside in the community. Mr. Seamons commented that the detention open space included in the concept plan was already used as a sledding bowl by the community. He said the detention open space would be managed by an HOA. Council Member Bloom said the Council's appetite for the proposed project would primarily come down to infrastructure.

Chair Whitelock asked what type of fencing would be required on the north side. Senior Planner Ray McCandless said fencing would be addressed by the Planning Commission. Chair Whitelock asked Mr. Seamon to consider using the HOPZ discussed by the Council earlier in the meeting. Mr. Seamon said his personal input to the Council regarding the HOPZ was that clear guidelines were preferable for developers.

A majority of the Council appeared to indicate support for the proposed project moving forward. Mr. Seamon said with the support, Peterson could work on the concerns expressed by the Council.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

The meeting adjourned at 5:48 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on August 26, 2025. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 9th day of September 2025



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

1. Call to Order

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

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

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

2. Discussion Topics

a. Presentation of the 2026 Community Survey by Y2 Analytics

Council Member Harris arrived at 4:01 pm.

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

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

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

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

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

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

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

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

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

Council Member Jacob asked why the application was for rezone to R-3, and not R-1-5. Staff

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Administrative Items

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

4. Adjourn

Chair Wignall adjourned the meeting at 5:54 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 14, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

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

Approved this 28th day of July 2026

Request For Council Action

Action: Need Council to Take Action

Meeting Date Requested : 10/13/2026

Presenter: Tayler R Jensen, AICP Senior Planner

Deadline of item :

Applicant: City of West Jordan

Department Sponsor: Community Development

Agenda Type: Public Hearings

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. Agenda Subject

Resolution No. 26-043 Community Development Block Grant Budget Adjustment and Subrecipient Allocation for Project Year 2026

2. Executive Summary

The Community Development Block Grant (CDBG) Annual Action Plan (AAP) for Project Year 2026 (PY2026) was adopted by the City Council on April 28, 2026 with Resolution No.26-008.

Funding priorities were set based on:

- An assumed HUD allocation of \$491,304; and
- Funding Priorities from the PY2025 AAP

The actual HUD allocation for PY2026 was less than anticipated coming in at \$481,738. The City subsequently post a notice of funding availability from August 3 to August 31 during which time the City received 5 applications from subrecipients requesting CDBG Funds. The Community Development Block Grant Committee which included representatives from the City Council, Planning Commission, City Residents, Community Development Department, Public Works/Engineering, Finance Department, and Community Outreach, met with representatives of all 5 applications between September 14 and the 22.

The CDBG Committee unanimously recommended the following Funding priorities for PY2026:

- Administration & Oversight: \$96,347.60
 - 20% of Budget
- Priority 1: Providing Decent, Safe Affordable Housing
 - Assist: \$250,000.00
 - 51% of Budget (Goal of AAP 45%)
- Priority 3: Provide Public Services for Low-Income and Special Needs Populations
 - South Valley Sanctuary: \$36,300
 - Legal Aid Society: \$22,346.40
 - 12.1% of Budget (Goal of AAP 15%)
- Priority 4: Provide Economic Development Opportunities
 - BOOST: \$76,744.00
 - ~16% of Budget (Goal of AAP 13%)

It should be noted that the city did not receive any applications for Priority 2: Provide Neighborhood Improvements.

3. Time Sensitivity / Urgency

We cannot enter into subrecipient agreements until these funds have been allocated by the City Council. Despite the funds coming to the city later than normal, subrecipients do not have any additional time to expend funds during PY2026

4. Fiscal Note

The allocation of \$481,738 represents the City's entitlement through the Community Development Block Grant (CDBG) program with the funds being allocated by the Department of Housing and Urban Development (HUD). It should also be noted that, by law no more than 15% of funds may go to Public Service Providers (Priority 3)

5. Staff Analysis

Staff agrees with and supports the recommendations of the CDBG Committee. We have seen the number of applicants for CDBG projects decrease in the past few years due in no small part due to the amount of work it takes applicants to apply for (and document, if successful) CDBG funds. Past priorities were to provide all applicants with some funding. I believe the committee's vision to fully fund selected applicants this year will encourage increased participation in the CDBG program in the future as the funds received more closely align with the administrative burdens of applying for and spending CDBG funds.

6. Mayor Recommendation

7. Council Staff Analysis

The Council previously approved the PY2026 Community Development Block Grant (CDBG) Annual Action Plan based on an estimated federal funding of \$491,304. Ultimately funds received from the U.S. Department of Housing and Urban Development (HUD) were \$481,738, resulting in approximately \$9,566 less than originally anticipated.

The City accepted applications from organizations seeking CDBG funding. A committee with City Council, Planning Commission, City staff, and community representatives reviewed the five applications and unanimously recommended how the available funds should be allocated.

The proposed resolution would adjust the CDBG budget to reflect the actual federal award and approve funding for the recommended projects.

If approved, the funding would be distributed as follows:

- Administration and Oversight: \$96,347.60
- Assist: \$250,000 for affordable housing
- South Valley Sanctuary: \$36,300 for public services
- Legal Aid Society: \$22,346.40 for public services
- BOOST: \$76,744 for economic development

Proposed funding supports priorities identified in the City's PY2026 Annual Action Plan, including affordable housing, services for low-income and special-needs residents, and economic development.

8. Possible Council Action

The Council may choose to take one of the following actions:

1. Approve the Resolution as written and proposed OR with stated amendments;
2. Not Approve the Resolution;
3. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
4. Refer the item back to Council Staff or Administrative Staff.

9. Attachments

Resolution No. 26-043

Budget Spreadsheet

Public Hearing Notice

THE CITY OF WEST JORDAN, UTAH

RESOLUTION NO. 26-043

A RESOLUTION APPROVING
A BUDGET ADJUSTMENT AND SUBRECIPIENT ALLOCATION
FOR THE CDBG 2026 PROGRAM YEAR

WHEREAS, the City of West Jordan (“City”) receives and accounts to the federal government for Community Development Block Grant (“CDBG”) funds; in particular, through its Five-Year Consolidated Plan (“Consolidated Plan”) and its Program Year Annual Action Plans (“Annual Action Plans” and collectively “Plans”); and the City adopts these Plans from time to time; and the City, including the City’s Council (“Council” or “City Council”), has a CDBG Grant Committee (“Committee”) to make recommendations regarding the Plans, budgets, and allocations, and amendments to the Plans, budgets, and allocations; and

WHEREAS, in order to comply with the requirements established by the United States Department of Housing and Urban Development (“HUD”), the Council is being asked to approve and adopt a Budget Adjustment and Subrecipient Allocation for the CDBG 2026 Program Year (“2026 Budget Adjustment/Allocation”), as recommended by the Committee, and which is attached hereto; and the City Council desires to approve said 2026 Budget Adjustment/Allocation and desires that the Mayor work with the Committee and other City Staff to sign and submit it to HUD; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, THAT:

Section 1. Approved and Authorization to Sign. The City Council hereby approves and adopts said 2026 Adjusted Budget and Allocation, attached hereto as Attachment A; and authorizes the Mayor or the Mayor’s designee to finalize and sign the 2026 Budget Adjustment/Allocation and any associated agreements and other documents and work with the Committee and City Staff to submit them to HUD.

Section 2. Severability. If any provision of this Resolution is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Immediate Effect. This Resolution shall take effect immediately upon adoption.

Adopted by the City Council of the West Jordan, Utah, this _____ day of _____, 2026.

City of West Jordan

Jessica Wignall
Council Chair

Attest:

Cindy M. Quick, MMC
Council Office Clerk

(Continued on the next page)

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Voting by the City Council

"Yes"

"No"

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

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COMMUNITY DEVELOPMENT BLOCK GRANT

Due to the timing of the budget process and the uncertainty of federal funding, the Adopted Budget did not include a proposed budget for CDBG. Based on the federal grant revenue now determined and the recommendation of the CDBG Committee, this amended budget is now proposed to the Council for consideration.

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Amended Budget FY 2027
Revenue				
1 Community Development Block Grant	\$ 850,064	\$ 885,431	\$ 885,431	\$ 481,738
2	850,064	885,431	885,431	481,738
Expenditures				
<i>Administration (up to 20%)</i>				
3 Administration	(79,783)	(98,260)	(98,260)	(96,348)
4 <i>Public Services (up to 15%)</i>				
5 Travelers Aid	(17,018)	(15,000)	(15,000)	-
6 Legal Aid Society	(17,867)	(20,000)	(20,000)	(22,346)
7 South Valley Sanctuary	(31,530)	(30,000)	(30,000)	(36,300)
8 <i>Other Programs</i>				
9 Assist Inc	(200,000)	(248,044)	(248,044)	(250,000)
10 Economic Development	(12,663)	(80,000)	(80,000)	(76,744)
11 Housing Rehabilitation	(51,119)	(150,000)	-	-
12 Downpayment Assistance	(2,067)	-	-	-
13 Neighborhood Improvements	(442,983)	(244,127)	(394,127)	-
	(855,031)	(885,431)	(885,431)	(481,738)
14 Net change	(4,967)	-	-	-
15 Beginning reserve balance	\$ 483,336	\$ 478,369	\$ 478,369	\$ 478,369
Net change	(4,967)	-	-	-
16 Ending reserve balance	\$ 478,369	\$ 478,369	\$ 478,369	\$ 478,369

ADDITIONAL DETAILS

The following provides detail related to the budget category.

Administration	CDBG management and coordination
Public Services	Services for low-income and special needs populations
Affordable Housing	Assist - efforts to provide decent, safe, affordable housing
Economic Development	BOOST - economic development opportunities



Office of the City Council

8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

City of West Jordan Notice of Public Hearing

A public hearing will be held before the West Jordan City Council on **Tuesday, October 13, 2026, at 7:00 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088**.

The purpose of the hearing is to receive public comments regarding the following:

- Ordinance No. 26-47 a Petition to Amend the Future Land Use Map to Medium Density Residential and Community Commercial and Rezone 14.07 acres to R-3-8 (Multiple-Family Dwelling, 8 or less units/acre) and SC-2 (Community Shopping Center) for Highlands Landing North at approximately 7592 South 5490 West
- Resolution No. 26-043 Community Development Block Grant Budget Adjustment and Subrecipient Allocation for Project Year 2026
- Ordinance No. 26-49 Amending the Budget for Fiscal Year Ending June 30, 2027

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Posted October 1, 2026

/s/ Cindy Quick

Council Office Clerk

Request For Council Action

Action: Need Council to Take Action

Meeting Date Requested : 10/13/2026

Presenter: Becky Condie, Budget Manager

Deadline of item :

Applicant:

Department Sponsor: Admin. Services

Agenda Type: Public Hearings

Presentation Time: 5 Minutes

(Council may elect to provide more or less time)

1. Agenda Subject

Ordinance No. 26-49 Amending the Budget for Fiscal Year Ending June 30, 2027

2. Executive Summary

Amend the budget for fiscal year 2027 with the following requests:

- Add revenue to match the federal Community Development Block Grant (CDBG) allocation
- Budget spending for the CDBG programs as recommended by the CDBG review committee

3. Time Sensitivity / Urgency

CDBG spending will be authorized once the budget has been amended to include the funding for these programs.

4. Fiscal Note

Revenues

Total CDBG Allocation: \$481,738.00

Expenditures

Grant Administration: \$96,347.60

BOOST: \$76,744.00

ASSIST: \$250,000.00

South Valley Sanctuary: \$36,300

Legal Aid Society: \$22,346.40

5. Planning Commission Recommendation

n/a

6. Staff Analysis

When the Fiscal Year 2027 budget was prepared and first presented in May, the amount for the CDBG program was not known. Since then, the CDBG review committee has received the allocation amount and presented recommendations for the program areas. The annual budget now needs to be amended to include these amounts.

7. Mayor Recommendation

Mayor recommends approval of Ordinance No. 26-49 amending the budget for FY2027.

8. Council Staff Analysis

The City's FY2027 budget was adopted before the final amount of federal funding was received for the Community Development Block Grant (CDBG) program. The proposed ordinance would update the budget to include that funding and the related program expenses.

This amendment would allow the City to formally include the CDBG funding in the FY2027 budget and spend those funds on the programs recommended through the CDBG review process.

9. Possible Council Action

The Council may choose to take one of the following actions:

1. Approve the Ordinance as written and proposed OR with stated amendments;
2. Not Approve the Ordinance;
3. Refer the item back to Council Staff or Administrative Staff.

10. Attachments

Ordinance No. 26-49

Attachment A - CDBG Budget

Attachment B - Public Hearing Notice

The City of West Jordan, Utah
A Municipal Corporation

Ordinance No. 26-49

**An Ordinance Adopting an Amendment to the City's Annual Budget
for Fiscal Year 2027.**

Whereas, on August 25, 2026, the City Council adopted the City's Annual Budget for Fiscal Year 2027; and

Whereas, the Mayor has prepared an Amended Annual Budget for Fiscal Year 2027 and has submitted the same to the City Council; and

Whereas, the City Council held a public hearing on October 13, 2026 concerning such amended budget.

Now therefore be it ordained by the West Jordan City Council as follows:

Section 1. The City Council hereby adopts the City's Amended Annual Budget for Fiscal Year 2027 which began on July 1, 2026 and ends on June 30, 2027 as shown in Exhibit A and summarized as follows:

	Adopted Budget	Amendment	Amended Budget
General Fund	\$ 81,944,122	\$ --	\$ 81,944,122
Class C Roads Fund	10,244,535		10,244,535
Development Services Fund	5,816,000		5,816,000
Highlands Special Service District Fund	458,400		458,400
KraftMaid Special Improvement District Fund	-		-
Capital Projects Fund (combined)	40,160,244		40,160,244
Community Development Block Grant Fund	6,925	474,813	481,738
Grants Fund	-		-
Water Fund	46,353,873		46,353,873
Wastewater Fund	21,118,299		21,118,299
Solid Waste Fund	8,325,000		8,325,000
Stormwater Fund	16,356,973		16,356,973
Streetlight Fund	1,685,508		1,685,508
Fleet Management Fund	10,177,447		10,177,447
IT Management Fund	7,935,328		7,935,328
Benefits Management Fund	10,378,846		10,378,846
Risk Management Fund	2,871,220		2,871,220
	<u>\$263,832,720</u>	<u>\$ 474,813</u>	<u>\$264,307,533</u>

(continued on the following pages)

Section 2. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

Adopted by the City Council of West Jordan, Utah this 13th day of October 2026.

City Council of West Jordan

Jessica Wignall
Council Chair

Attest:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council

"YES"

"NO"

Chair Jessica Wignall

☐

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Vice Chair Kent Shelton

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Council Member Chad Lamb

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Council Member Kayleen Whitelock

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Council Member Annette Harris

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Council Member Bob Bedore

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Council Member Zach Jacob

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Presented to the Mayor by the City Council on _____.

Mayor's Action: _____ Approve _____ Veto

By: _____

Mayor Dirk Burton

Date

Attest:

Tangee Sloan, MMC, UCC
City Recorder

(continued on the following pages)

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Statement of Approval / Passage (check one)

- ☐ The Mayor approved and signed Ordinance No. 26-49.
- ☐ The Mayor vetoed Ordinance No. 26-49 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.
- ☐ Ordinance No. 26-49 became effective by operation of law without the Mayor’s approval or disapproval.

Tangee Sloan, MMC, UCC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the _____ day of _____, 20____. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

Tangee Sloan, MMC, UCC
City Recorder

(Exhibit on the following page)

EXHIBIT A (continued)
Ordinance No. 26-49

CDBG FUND

		FY 2027 Adopted Budget	Amendment	FY 2027 Amended Budget	Notes
1	Revenue / Transfers in	-			
2	CDBG - grant revenue		\$ 481,738	\$ 481,738	Federal CDBG Allocation
3	Expenditures / Transfers out				
4	Grant Administration	(6,925)	(89,423)	(96,348)	Grant Administration
5	Legal Aid Society		(22,346)	(22,346)	Legal Aid Society
6	South Valley Sanctuary		(36,300)	(36,300)	South Valley Sanctuary
7	Assist Inc		(250,000)	(250,000)	ASSIST
8	Economic Development		(76,744)	(76,744)	BOOST
Net Change to Reserves		\$ (6,925)	\$ 6,925	\$ -	
9	Beginning reserves	\$ 478,369		\$ 478,369	
10	Net change to reserves	(6,925)		-	
11	Ending reserves	<u>\$471,444</u>		<u>\$ 478,369</u>	

COMMUNITY DEVELOPMENT BLOCK GRANT

Due to the timing of the budget process and the uncertainty of federal funding, the Adopted Budget did not include a proposed budget for CDBG. Based on the federal grant revenue now determined and the recommendation of the CDBG Committee, this amended budget is now proposed to the Council for consideration.

BUDGET & FINANCIAL HISTORY

	Prior Year Actual FY 2025	Adopted Budget FY 2026	Estimated Actual FY 2026	Amended Budget FY 2027
Revenue				
1 Community Development Block Grant	\$ 850,064	\$ 885,431	\$ 885,431	\$ 481,738
2	850,064	885,431	885,431	481,738
Expenditures				
<i>Administration (up to 20%)</i>				
3 Administration	(79,783)	(98,260)	(98,260)	(96,348)
4 <i>Public Services (up to 15%)</i>				
5 Travelers Aid	(17,018)	(15,000)	(15,000)	-
6 Legal Aid Society	(17,867)	(20,000)	(20,000)	(22,346)
7 South Valley Sanctuary	(31,530)	(30,000)	(30,000)	(36,300)
8 <i>Other Programs</i>				
9 Assist Inc	(200,000)	(248,044)	(248,044)	(250,000)
10 Economic Development	(12,663)	(80,000)	(80,000)	(76,744)
11 Housing Rehabilitation	(51,119)	(150,000)	-	-
12 Downpayment Assistance	(2,067)	-	-	-
13 Neighborhood Improvements	(442,983)	(244,127)	(394,127)	-
	(855,031)	(885,431)	(885,431)	(481,738)
14 Net change	(4,967)	-	-	-
15 Beginning reserve balance	\$ 483,336	\$ 478,369	\$ 478,369	\$ 478,369
Net change	(4,967)	-	-	-
16 Ending reserve balance	\$ 478,369	\$ 478,369	\$ 478,369	\$ 478,369

ADDITIONAL DETAILS

The following provides detail related to the budget category.

Administration	CDBG management and coordination
Public Services	Services for low-income and special needs populations
Affordable Housing	Assist - efforts to provide decent, safe, affordable housing
Economic Development	BOOST - economic development opportunities



Office of the City Council

8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5017

City of West Jordan Notice of Public Hearing

A public hearing will be held before the West Jordan City Council on **Tuesday, October 13, 2026, at 7:00 pm** (*or as soon thereafter as possible*) at **West Jordan City Hall, 8000 S. Redwood Rd, 3rd Floor, West Jordan, UT 84088**.

The purpose of the hearing is to receive public comments regarding the following:

- Ordinance No. 26-47 a Petition to Amend the Future Land Use Map to Medium Density Residential and Community Commercial and Rezone 14.07 acres to R-3-8 (Multiple-Family Dwelling, 8 or less units/acre) and SC-2 (Community Shopping Center) for Highlands Landing North at approximately 7592 South 5490 West
- Resolution No. 26-043 Community Development Block Grant Budget Adjustment and Subrecipient Allocation for Project Year 2026
- Ordinance No. 26-49 Amending the Budget for Fiscal Year Ending June 30, 2027

If you are interested in participating in the public hearing, please visit the City of West Jordan website at <https://westjordan.primegov/public/portal> approximately four (4) days prior to the meeting for packet materials and Zoom login information.

Alternatively, you may share your comments with the Council prior to the meeting by calling the 24-Hour Public Comment line at (801) 569-5052 or by emailing councilcomments@westjordan.utah.gov. Please contact the Council Office at (801) 569-5017 for further information.

In accordance with the Americans with Disabilities Act, the City of West Jordan will make reasonable accommodations for participation in the meeting. Requests for assistance can be made by contacting the Council Office at (801) 569-5017 at least three working days' advance notice of the meeting.

Posted October 1, 2026

/s/ Cindy Quick

Council Office Clerk



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

1. Call to Order

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

Staff: Council Office Director Alan Anderson, City Attorney Josh Chandler, Utilities Manager Greg Davenport, Assistant Planner Mark Forsythe, City Planner / Zoning Administrator Larry Gardner, Senior Planner Tayler Jensen, Community Development Director Scott Langford, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Senior Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Policy Analyst Walter Schmidt, Police Chief Jeremy Robertson, Economic Development Director Jim Grover

Absent: Kayleen Whitelock

Chair Wignall called the meeting to order at 4:00 pm, and noted that Council Member Whitelock was excused.

2. Discussion Topics

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

Associate Planner Mark Forsythe presented a proposed rezone and Future Land Use Map (FLUM) amendment for 5.36 acres. He said the applicant desired to change the FLUM designation from Very Low Density Residential to Low Density Residential, and rezone from A-1 to R-1-8. Mr. Forsythe showed a concept plan with 16 lots (2.99 dwelling units per acre). The Council discussed the proposed concept plan. Responding to a question from Council Member Lamb, staff said the current subdivision ordinance would require full-width street dedication and buildout.

Vice Chair Shelton expressed the opinion the property should have a lower density than proposed based on surrounding densities. Council Member Jacob said with half-acre lots to the north and south, he agreed the density should be lower than proposed. Council Member Lamb said he lived in a R-1-8 Zone and felt he had plenty of yard. He said he did not have a problem with the proposed R-1-8 Zone. Community Development Director Scott Langford commented that South Jordan currently had a high-density townhome project on a nearby property. The Council looked at a vicinity map, and Vice Chair Shelton said, given the condo development kitty-corner to the property, he could be persuaded to think differently about the proposed R-1-8 Zone.

Responding to a question from Vice Chair Shelton, staff said engineers had confirmed water flowed in the direction of the proposed detention basin. All six members of the Council present indicated support for the proposed rezone and FLUM amendment moving forward.

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

Taylor Jensen, AICP Senior Planner, showed a map of the northwest area of West Jordan depicting projects that had been proposed or already approved, including Oneleven, Harper Pit, and Senna Hills. Mr. Jensen showed regional roadways, trails, and open space amenities, and said the potential total number of dwelling units from both approved and proposed projects, including the annex area, was 7,147 (1,280 total units in Oneleven, Harper Pit, and Senna Hills combined).

Council Office Director Alan Anderson proposed the Council schedule a tour of the area to look at topography prior to the October 13 Council meeting. Mr. Anderson commented that the new growth would have an impact on all City departments. Mr. Jensen pointed out planned commercial pods in the area, and the Council discussed school and church locations. Council Member Jacob commented that the area did not currently have a grocery store.

Council Member Bedore left at 4:29 pm and returned at 4:31 pm.

Council Member Harris thanked staff for putting the information together. Council Member Jacob suggested zooming the map out a little to include Terraine, Oquirrh West, and The Maples.

City Administrator Korban Lee said staff needed to coordinate with UDOT to know when bridge construction would take place, and suggested putting pressure on UDOT to include the project on their five-year plan. Mr. Anderson provided a zoomed-out map of the area. The Council and staff discussed entitled projects in the annex area.

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

Community Development Director Scott Langford stated the Southwest Quadrant (SWQ) was designated on the City's General Plan as one big area. The Council had adopted the SWQ Zone, which provided flexibility, but said it had been challenging for staff to give direction to developers concerning what the Council would support. He said the Council had previously indicated they were interested in seeing proposals for the SWQ with a residential to economic development ratio of roughly 20/80 (including previously approved projects within the SWQ). Mr. Langford showed a map of arterial and collector streets in the SWQ.

Staff showed a map of the area with a ratio of approximately 20/80 (residential to economic development), with the residential area functioning as a buffer to existing residential, and suggested four mixed-use (residential and commercial) nodes at key intersections. Mr. Jensen showed division of the residential portion into eight pods (labeled A-H), with proposed densities. Mr. Langford said the suggested divisions were meant to be a guide to

help the development community more accurately hone in on what the Council wanted to see. Mr. Jensen emphasized that staff's suggestion did not include rezoning or changing land use.

Assistant City Administrator Paul Jerome pointed out that the four nodes would most likely be primarily commercial, with roads that followed the Transportation Master Plan (TMP). He commented that property owners in areas A, B, C, and D had indicated they did not want residential developed on their land. Mr. Jensen said land owners did not always agree with the Council's vision for future development. Mr. Jerome said the suggested divisions simply reflected what staff believed the Council wanted, with a goal of helping developers who were ready to move forward.

Vice Chair Shelton said he was confused about how the City would force a landowner to build residential where they did not want it. Mr. Jensen said a property owner could propose something different for Council consideration. Mr. Langford commented that utility infrastructure would take some time to buildout, and encouraged keeping as many options open as possible. He said staff were hoping for general direction to be able to help developers.

Vice Chair Shelton asked why staff wanted to avoid putting residential in topographically challenging areas. Mr. Jensen said the topographically challenging areas would be surrounded by industrial use, and the City had experienced problems in the past with isolated neighborhoods surrounded by incompatible uses. Vice Chair Shelton said he did not feel future growth to the west outside current City boundaries was being considered, and suggested the areas may not be as isolated in the future as they currently seemed. Vice Chair Shelton said he struggled with designating areas A, B, C, and D for residential knowing that current property owners did not want residential in those areas. He said areas A-D were topographically flatter, and would be easier for placement of industrial. Mr. Jerome repeated that the suggested map reflected what staff believed the Council had communicated. Mr. Jensen commented that property ownership tended to change over time. Council Member Lamb said he believed the suggested residential buffer made sense.

Council Member Jacob suggested the foothill area within current City boundaries would be the most desirable for high-end residential use. Mr. Jensen said the Council could determine that residential use would be appropriate within the economic development area. Council Member Jacob said he would prefer to leave the SWQ as it currently was and consider projects as they were presented. Vice Chair Shelton suggested such an approach would result in a patchwork. Mr. Jensen said there had not been an understanding between staff, the Council, and applicants of the general direction desired, and said the suggested designations would provide a shared understanding of what the Council wanted. Vice Chair Shelton expressed support.

Council Member Bedore suggested that if residential were approved within the economic development area, an amount of resident would need to be taken away from a different part of the SWQ to maintain the desired ratio. Mr. Langford said it was the intent to keep to the

20/80 ratio unless directed otherwise by the Council. Council Member Jacob said he remembered years ago the goal had been a ratio of 83/17 for single-family to multi-family, yet the current ratio in the City was 78/22. He said the Council had entitled more multi-family than planned. Council Member Jacob suggested the 20/80 ratio represented a nice exercise, but did not really mean anything until applications came in.

Responding to a question from Council Member Jacob, Mr. Jensen said he anticipated that the nodes would have the highest density residential, and would evolve and redevelop over time. City Administrator Korban Lee pointed out projects that were anticipated along the boundaries of the SWQ, including Dry Creek Highlands and a new high school.

Mr. Jerome said staff wanted to confirm the desired areas for residential and economic development, confirm a density range for the primarily residential development pods, and obtain direction for moving forward with small area plan approval. Council Member Bedore said he would not want to open the door to changing the 20/80 ratio. Chair Wignall said she had a similar concern. Responding to a question from Vice Chair Shelton, Mr. Langford said every application that came to the City would need to go through the public review process. Mr. Langford asked the Council for feedback.

Council Member Bedore said he wanted to see the nodes expanded. He said he wanted to hear from applicants what would bring the best synergy and make the most sense for economic development.

Staff showed a Jones SWQ Land Use Plan (75/25 ratio of economic development to residential). Vice Chair Shelton said he would be slow to approve a large island of residential without plans to have it connect to more residential to the west, which would not currently be possible.

At 5:42 pm, Chair Wignall welcomed developer comment. Chris Gamvroulas with Ivory Development answered questions about the Jones SWQ Land Use Plan. He commented that the scale of the Jones SWQ Land Use Plan was very large. Mr. Gamvroulas said he was confident in the ability to move up the hill and develop some nice housing. He said rooftops always preceded retail, and said the Jones SWQ Land Use Plan reflected what the land owners wanted. Mr. Gamvroulas said he did not want to get in a position where he needed to come back in 12 years and request a change. He spoke in favor of flexibility, and shared history of some of the area.

Ross Dinsdale with Ivory Homes spoke of property currently owned by Rio Tinto. Mr. Gamvroulas said Rio Tinto owned 90,000 acres up and over the Oquirrh Mountains, about 30,000 of which were developable. He said there had been a master planning exercise in the early 2000s that was never executed by the County. Mr. Gamvroulas expressed concern with the map with residential pods suggested by staff. He suggested using the label “transition zone”, and including an ERU count.

Mr. Langford asked for feedback from the Council on the small area plan. He stated the

primary purpose of the SWQ was economic development, and a residential buffer had been added to help support economic development. The Council and staff discussed the Transportation Master Plan as it applied to the SWQ. Vice Chair Shelton said having area A be residential made sense to him. Council Member Harris indicated agreement, and expressed support for the map proposed by staff. Council Member Bedore said he agreed, but said he knew it would change over time.

Council Member Lamb left at 6:00 pm.

Mr. Jensen said the proposed small area plan would give staff a place to start. Vice Chair Shelton said he was interested in a site visit to better understand the topographic difficulties. Mr. Jerome said staff were planning such a visit.

A majority of the Council indicated support for the proposed residential pod densities. Council Member Bedore said he wanted the best use of the land to bring in economic development. A majority of the Council indicated support for moving the small area plan forward for Planning Commission consideration. Mr. Lee encouraged the Council to not sacrifice design and good land use planning to a hard ratio.

3. Administrative Items

Council Office Director Alan Anderson discussed scheduling a tour of the Northwest Quadrant with the Council. Mr. Lee pointed out areas he recommended the Council visit.

4. Adjourn

Chair Wignall adjourned the meeting at 6:19 pm.

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



Minutes of the City of West Jordan
City Council Meeting
Tuesday, September 22, 2026 – 7:00 pm
Waiting Formal Approval
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

Council: Chair Jessica Wignall, Vice Chair Kent Shelton, Council Members Bob Bedore, Annette Harris, Zach Jacob

Staff: Council Office Director Alan Anderson, City Attorney Josh Chandler, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, City Administrator Korban Lee, Senior Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Policy Analyst Walter Schmidt, Economic Development Director Jim Grover

Absent: Chad Lamb, Kayleen Whitelock

Chair Wignall called the meeting to order at 7:01 pm, and noted that Council Members Whitelock and Lamb were excused.

2. Pledge of Allegiance

Chris Metter led participants in the Pledge of Allegiance.

3. Special Recognition

a. Swearing In Ceremony for West Jordan Youth Council

City Recorder Tangee Sloan administered the Oath of Office for the 2026-2027 Youth Council. The Council took the opportunity for photographs.

4. Council & Mayor Reports

a. City Council Reports

Council Member Bedore expressed gratitude for the efforts, diversity, and activity in the City. He spoke of hosting events like the MTBX bike race in West Jordan and sharing West Jordan with the world.

Council Member Jacob said he took some fun pictures at the MTBX mountain bike race, and felt had been over too quickly. He said he hoped there would be more such events in West Jordan, and gave kudos to those involved with putting the event together.

Vice Chair Shelton reported on a recent Community Development Block Grant (CDBG) Committee meeting, and said he was grateful for those who worked with the program. He congratulated the new Youth Council and said he was excited to watch them through the school year. Vice Chair Shelton welcomed students from West Jordan High School in

attendance.

Council Member Bedore noted that oath taken by the Youth Council was the same oath taken by the City Council and he really liked that because he believed the oath was very important.

b. Mayor's Report

None

c. City Administrator's Report

City Administrator Korban Lee reported on the recent MTBX event. He said a portion of the planned event was rained out on the Friday evening. Mr. Lee said attendance was around 1,000 individuals, while staff had hoped for attendance of 2,000-4,000, but the event had good social media presence and response.

Mr. Lee commended and thanked Public Works employees for cleaning graffiti from a monument at Gardner Village and repainting it to make the monument look better. He spoke of software used by the Fire Department, and recognized Fire Engineer Jason Maughn and Deputy Chief Paxton for figuring out how to expand the use of the software to provide even more help to the Department.

5. Public Comment

Chair Wignall opened public comment at 7:19 pm.

Comments:

Janette Ollman Blackmer, West Jordan resident, requested an amendment to the City's Fire Marshal permit process for professional fireworks displays. She said fireworks used at Copper Hills High School in recent years had become significantly louder and more concussive, causing property impacts and distress for nearby residents, including individuals with PTSD or sensory sensitivities, the elderly, young children, and pets. She stated that the Fire Marshal indicated permit language could be modified to impose tighter restrictions and requested that highly concussive fireworks, including titanium maroons or similar salutes, be prohibited within specified distances of residential neighborhoods. She emphasized that she supported the continuation of the high school's homecoming traditions and sought only to modify the fireworks displays to better accommodate the comfort and safety of nearby residents.

Chair Wignall closed public comment at 7:24 pm.

6. Public Hearings

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

Senior Planner Tayler Jensen presented changes made to Station Area Plans (SAPs) for the Jordan Valley Station and Sugar Factory Road Stations since last reviewed in Council meeting:

- 3D rendering concept images removed;
- 2D maps with current built environment added;

- No new housing shown south of the TRAX line at Sugary Factory Road Station;
- Only new housing shown at Sugar Factory Road Station located on the UTA parking lot.

Mr. Jensen said the Planning Commission reviewed the SAPs and recommended Council approval. If approved by the Council, the SAPs would be presented to Wasatch Front Regional Council (WFRC) for certification. He said the City had one remaining SAP (4800 South New Bingham Highway) to be completed and submitted by the end of 2027. South Jordan received an exception to this SAP as little to no planning was feasible. Mr. Jensen said staff would be seeking the same exception.

Chair Wignall opened a public hearing at 7:27 pm.

Comments:

None

Chair Wignall closed the public hearing at 7:27 pm.

Motion: Vice Chair Shelton moved to APPROVE Ordinance No. 26-34 Adopting Station Area Plans for Jordan Valley Station and Sugar Factory Road Station.

Council Member Harris seconded the motion.

The vote was recorded as follows:

Yes: Jessica Wignall, Kent Shelton, Bob Bedore, Annette Harris, Zach Jacob

No:

Absent: Chad Lamb, Kayleen Whitelock

The motion passed 5-0.

7. Council Office Report

Council Office Director Alan Anderson thanked the Youth Council for participation in local government. He noted updates to the City website to improve access to meeting information and archived agendas.

8. Consent Items

a. Approve Meeting Minutes

- **September 8, 2026 – Committee of the Whole Meeting**
- **September 8, 2026 – Regular City Council Meeting**

b. Resolution No. 26-042 Authorizing the Mayor to Execute Direct Award Grants Fund Agreements with UDOT and Gardner-Plum, L.C., to Pass Through Funds for 6700 / 6800 West Road Improvements

c. Ordinance No. 26-48 Amendments to City Code Enacting a Definition for “Municipal Office Candidate” in Section 1-15-1 and Amending Section 1-15-4 Disclosure of Campaign

Contributions and Expenditures

Motion: Council Member Jacob moved to APPROVE consent items as listed.
Council Member Bedore seconded the motion.

The vote was recorded as follows:

Yes: Jessica Wignall, Kent Shelton, Bob Bedore, Annette Harris, Zach Jacob

No:

Absent: Chad Lamb, Kayleen Whitelock

The motion passed 5-0.

9. Adjourn

Chair Wignall adjourned the meeting at 7:31 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 22, 2026. This document constitutes the official minutes for the West Jordan City Council meeting.

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

Approved this ____ day of ____ 2026