Minutes of the City of West Jordan
Committee of the Whole
Tuesday, September 22, 2026 – 4:00 pm
Approved October 13, 2026
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)

Tayler 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 13th day of October 2026