The City of West Jordan
City Council Meeting
October 27, 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. West Jordan Police Department Community Donation, Officer, and Citizen Recognition
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. 26-50 a Petition to Rezone Approximately 8.3 Acres to R-1-12 (Residential Single-Family 12,000 Square Foot Minimum Lot Size) for Barber Estates Located at 7401 South 5490 West
   b. Resolution No. 26-044 Amending the Consolidated Fee Schedule for Fiscal Year 2027
7. **Business Items**

a. Ordinance No. 26-51 Amending Title 2, Chapter 2, Section 2 – Appointment and Terms
b. Ordinance No. 26-52 Amending Title 6, Chapter 3B, Section 5 – Revocation of Dog License
c. Ordinance Nos. 26-53, 26-54, and 26-55 Removing Special Business Licensing Provisions for Secondhand Stores, Numismatic Dealers, and Employment Agencies

8. Council Office Report

9. Consent Items

a. Approve Meeting Minutes
- October 13, 2026 – Committee of the Whole Meeting
- October 13, 2026 – Regular City Council Meeting

10. Adjourn

Please note that at the conclusion of this meeting, the Council will convene in the Committee of the Whole meeting.

Upcoming Meetings

- Tuesday, November 17, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, December 1, 2026 – Committee of the Whole (4:00p) – Regular City Council (7:00p)
- Tuesday, December 15, 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 22, 2026 Cindy M. Quick, MMC, Council Office Clerk

Request For Council Action

Action: Need Council to Take Action

Presenter: Tayler Jensen AICP, Senior Planner

Applicant: Anderson Development

Department Sponsor: Community Development

Agenda Type: Public Hearings

Presentation Time: 5 Minutes

Meeting Date Requested : 10/27/2026

Deadline of item :

(Council may elect to provide more or less time)

1. **Agenda Subject**
   Ordinance No. 26-50 a Petition to Rezone Approximately 8.3 Acres to R-1-12 (Residential Single-Family 12,000 Square Foot Minimum Lot Size) for Barber Estates Located at 7401 South 5490 West

2. **Executive Summary**
   Council is being asked to consider approving a petition from Anderson Development to rezone approximately 8.3 acres from RR-1D (Rural Residential 1 Acre Lots) to R-1-12 (Residential Single-Family 12,000 Square Foot Minimum Lot Size) Zone for Barber Estates located at 7401 South 5490 West.

3. **Time Sensitivity / Urgency**
   n/a

4. **Fiscal Note**
   n/a

5. **Planning Commission Recommendation**
   The Planning Commission held a public hearing on the proposed rezone on 10.06.2026. During the public hearing, several residents spoke in opposition to the project. Concerns included feelings that the lots were too small next to 1-acre lots, discussion of lot size transitions, traffic concerns, concerns about animal rights, and the smells and flies associated with agricultural uses in the area.

   Ultimately the Planning Commission voted (5-0) (2 commissioners were absent) to recommend the following Motion:

   *I move that the Planning Commission recommend approval **(positive recommendation)** of the Barber Estates rezone of approximately 8.3 acres from Rural Residential 1 Acre Lots (RR-1D) to Single-Family Residential, 12,000 SF minimum lot size (R-1-12) to the West Jordan City Council, subject to all requirements of approval*.

   #1) 5490 West must be completed from Highlands Loop Lane to the North Boundary of Barber Estates Prior to issuance of Certificate of Occupancy

   #2 The rezone contain a reversionary clause that the zoning returns to RR-1D if the applicant is not able to acquire the roadway for 5490 West within 3 years.

6. Staff Analysis

This property is currently undeveloped. The Future Land Use Designation is *Very-Low Density Residential*. According to the General Plan the R-1-12 Zone is appropriate in this future land use designation. The Conceptual Map shows 19 lots for a density of roughly 2.29 DU/AC

The General Plan Defines *Very-Low Density Residential* as:

> *" Characteristics of land in this category range from large acreages of land still in agricultural production to fairly large single-family residential lots, some of which may allow horses and other farm animals to be kept.*
> *Very low-density residential uses are appropriate as a buffer between higher density single-family development and dedicated open lands or on hillsides where sensitive slopes make higher density development inadvisable"*

Rezone: The applicant is proposing to rezone approximately 8.3 Acres from *Rural Residential 1 Acre lots* (RR-1D) to *Single-Family Residential, 12,000 SF minimum lot size (R-1-12*). The applicant is not proposing a subdivision at this time but has provided a concept plan, which shows 19 12,000 SF + Lots. If the rezone is approved, staff would expect this concept map to be revised to comply with standards for detention basins, but in general, the concept shows development can comply with the lot and bulk standards found in 13-5B-3. The current concept map shows all lots in excess of 12,000 SF.

The R-1-12 zone is allowed within the future land use map (FLUM) designation of *Very-Low Density Residential* and the conceptual plan shows 19 units with an overall density of ~2.29 DU/AC. The Very-Low Density Residential Future Land Use Designation is appropriate for developments of 0-3 DU/AC. The development of this property requires the improvement of 5490 West (for fire access and response) as well as off-site improvements to utilities to serve this project.

This property is located at approximately 7401 South 5490 West. 5490 West has been identified as a future minor collector road on the Transportation Master Plan. It should also be noted that 5490 West is not eligible to be constructed with Impact Fee dollars. The Property is vacant/undeveloped land. The future land use designation for the entire property is *Very-Low Density Residential*; the proposed rezone to R-1-12 is appropriate within this Future Land Use Designation.

	Future Land Use	Zoning	Existing Conditions
North	Very-Low Density Residential	RR-1D	Single-Family Residential unit on 5+ Acres (Ranchette)
South	Very-Low Density Residential	RR-1D & R-1-12 F	Single-Family Residential unit on ~1.7 Acre Parcel and Bella Estates R-1-12 Subdivision
West	Very-Low Density Residential	A-1 and RR-1D	Vacant Land and "Utah Natural Meat" ranch
East	Low-Density Residential	RR-1E	Shadow Mountain West Subdivision

Zoning Map Amendment

Section 13-7D-6(A): Zoning Map Amendment:

Amendments to the zoning map may be recommended for approval by the Planning Commission to 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: The proposed amendment is consistent with the current vision of the General Plan and the Future Land Use Map, which designates this property as *Very-Low Density Residential.* The R-1-12 zone has been identified as appropriate within this land use designation. The 2023 West Jordan General Plan incorporates "Guiding Principles" instead of goals, the following Guiding Principles have been identified as significant for this project:

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

- The FLUM has designated this property as Very-Low Density Residential, which allows for the use of the R-1-12 Zone, and density up to 3 DU/AC which the applicants conceptual plan conforms with.

Transportation – Provide a safe and efficient multi-modal transportation system

- The improvement of 5490 West will improve safety for development along 5490 West and will help forward the City's Master Transportation Vision.

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.

- This plan proposes lots that are smaller than adjacent developments (1 acre, and 12,000 SF minimums) but also larger than the standard R-1-8 or smaller lots which we are seeing more commonly in West Jordan.

Staff Opinion: It is the opinion of staff that 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 conceptual development plan provided by the applicant shows all lots exceeding 12,000 Square feet in size.

Staff Opinion: It is the opinion of staff that the conceptual plan represents a compatible plan to transition from larger lots to a future collector road in 5490 West, and denser development we see to the South and West, making Barber Estates a good transitioning development.

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

Staff Analysis: The proposed amendment and conceptual plan would improve public safety by providing a route for quicker emergency response to the area.

Staff Opinion: The proposed amendment furthers public safety by improving roadways, which improve emergency response times.

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: The City ERC map currently shows 20 ERCs available for this property; the conceptual plan shows 19 units

Staff Opinion: The proposed amendment and conceptual plan comply with the planned utility capacity for the property.

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 amendment is not subject to any applicable overlay zoning districts.

Staff Opinion: The proposed amendment is not subject to any applicable overlay zoning districts.

7. Mayor Recommendation

8. Council Staff Analysis

Plain Language Summary

- The Council is being asked to approve a rezone of 8.3 acres at 7401 South 5490 West, known as Barber Estates, from RR-1D (Rural Residential, 1 acre lots) to R-1-12 (Residential, Single-Family, 12,000 square-foot minimum lots);
- The Concept Plan is showing 19 single-family lots, each over the 12,000 square-foot minimum requirement putting the total units to 2.29 units per acre;
- Development must connect 5490 West on the west and the 5400 West stub street on the South, and no certificates of occupancy are issued until 5490 West is improved from Highlands Loop Road to the north boundary of the property; and
- The zoning reverts to RR-1D if the City has not approved a final plat by October 27, 2029, or if the 5490 West Improvements are not complete by April 27, 2030.

Timeline and Background Information

January 27, 2026 – Committee of the Whole

The Barber Estates rezone was pulled from a January Planning Commission agenda after townhall meetings and brought to COTW. The applicant proposed a rezone to R-1-9, and staff recommended a development agreement covering the right-of-way dedication, improvements (curb-to-curb), and a required access onto 5490 West. Additionally, Staff reported that the improvements are not in the impact fee calculation, and a maximum unit count should be set if the rezone is approved. Council indicated concerns about the R-1-9 zone adjacent to RR-1D zone, having a driveway onto a collector road, and larger rear setbacks next to animal properties. Applicant signaled that they would be willing to do R-1-10 or R-1-12 and have a development agreement with a density cap as well as a

future access easement at the south entrance. Council supported R-1-12 zone and a development agreement.

July 28, 2026 - Committee of the Whole

The applicant indicated they wanted no obligation to build the 5490 West improvements or acquire right-of-way unless reimbursed and also wanted lot sizes under 12,000 square-feet with a concept plan of 20 total lots with a rezone to R-1-12. The developer's attorney said the owners of the west-side right-of-way will not sell, so the full road cannot be built. Staff did not support the changes and said the project a "leap-frog" development. Council discussed possible half-width road improvements and the money the City already collected for the shared corridor through a deferral agreement. Council indicated concern for lot sizes less than 12,000 square-feet in a requested R-1-12 zone. The applicant was asked to return to a future COTW meeting.

September 8, 2026 – Committee of the Whole

Applicant returned with a new R-1-12 concept plan with 19 lots over 12,000 square-feet. Staff indicated that the lots met the R-1-12 zone standards, but staff did not support a half-width road for 5490 West. The applicant presented 3 possible options for a half-width road. Council indicated support for a full-width road with improvements. Through various HOA meetings, some neighbors have said they may be willing to sell their half of the road with a wall or other requirements for selling to shelter their property. A City Attorney indicated that a development agreement is not required by the zone and that wall height, street alignments, stub streets, and lot placement are outside the rezone stage.

Additional Information & Analysis

- The Ordinance has two reversion triggers: first, a final plat by October 27, 2029 and 5490 West improvements complete by April 27, 2030. The property would revert to the RR-1D zone; and
- West Jordan City Code §§ 8-3C-2(F)(3) and 14-5-5 regulate requirements of street and roadway improvements.

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. Continue the item to a future specified date;
4. Move the item to an unspecified date;
5. Refer the item back to a Committee of the Whole Meeting, Council Subcommittee, or an Ad Hoc Committee;
6. Refer the item back to Council Staff or Administrative Staff.

10. Attachments

Ordinance No. 26-50
Attachment A - Current Future Land Use Map
Attachment B - Current Zoning Map
Attachment C - Proposed Zoning Map
Attachment D1 – Legal Description
Attachment D2 - Concept Plan
Attachment E – Minutes – COTW – January 27, 2026

Attachment F – Minutes – COTW – July 28, 2026
Attachment G – Minutes – COTW – September 8, 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. 26-50

AN ORDINANCE FOR APPROXIMATELY 8.3 ACRES OF PROPERTY LOCATED AT 7401 SOUTH 5490 WEST, IDENTIFIED AS BARBER ESTATES; IN PARTICULAR, AMENDING THE ZONING MAP FOR BARBER ESTATES

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 Anderson Development, L.C. (the "**Applicant**") and various limited liability companies (collectively, the "**Owner**") for approximately 8.3 acres of real property, **Parcel Number 20-25-325-015-0000,** located at 7401 South 5490 West ("**Property**" or "**Barber Estates**"), for a ***Rezone*** from the RR-1D Zone (Rural Residential 1 Acre Lots) to the R-1-12 Zone (Residential Single-Family 12,000 Square Foot Minimum Lot Size) ("**Application**" and "**Rezone**"); and

WHEREAS, on October 6, 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 Rezone, based upon the criteria in City Code Section 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on October 27, 2026, concerning the Rezone; and the City Council has reviewed and considered the Rezone; 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 Rezone.

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

Section 1. Approval of Rezone; and Reversion. For the Property, a ***Rezone*** from the RR-1D Zone (Rural Residential 1 Acre Lots) to the R-1-12 Zone (Residential Single-Family 12,000 Square Foot Minimum Lot Size), as per the legal description in "Attachment D1", is approved. The zoning shall automatically revert to the RR-1D Zone if: (1) a final subdivision plat is not approved by the City for the Property by October 27,

2029; or (2) the improvements for 5490 West Street are not completed from Highlands Loop Road to the north boundary of Barber Estates ("**5490 Improvements Completion**") by April 27, 2030.

Section 2. Payment of Impact Fees and Development Fees by Applicants. Each 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. These regulations include, but are not limited to, adhering to lot and bulk standards, buffer areas, and fencing, as well as providing and constructing adequate and required drinking water (source water, connections, lines, etc.), storm water detention (basins), and other utilities infrastructure. These regulations also include having adequate right-of-way width for 5490 West Street (needed for fire access and response), which has been identified as a future minor collector road on the Transportation Master Plan, but which is not eligible to be constructed with impact fee funds. Finally, these regulations include City Code Section 8-3C-2(F)(3), which will require 5490 Improvements Completion prior to the issuance of any certificate(s) of occupancy.

Section 4. Concept Plan; and Maximum Number of Residential Units. Any development of the Property shall be substantially similar to the one-page concept plan identified and attached as "Attachment D2". An applicant shall connect to 5490 West (to the west of the Property) and to the 5400 West stub street (to the property to the south 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 19.

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 Rezone, concept plan, and 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 next page):

ATTEST:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Jessica Wignall	☐	☐
Vice Chair Kent Shelton	☐	☐
Council Member Annette Harris	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Zach Jacob	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Bob Bedore	☐	☐

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

STATEMENT OF APPROVAL/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 26-50.

_____ The Mayor vetoed Ordinance No. 26-50 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-50 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

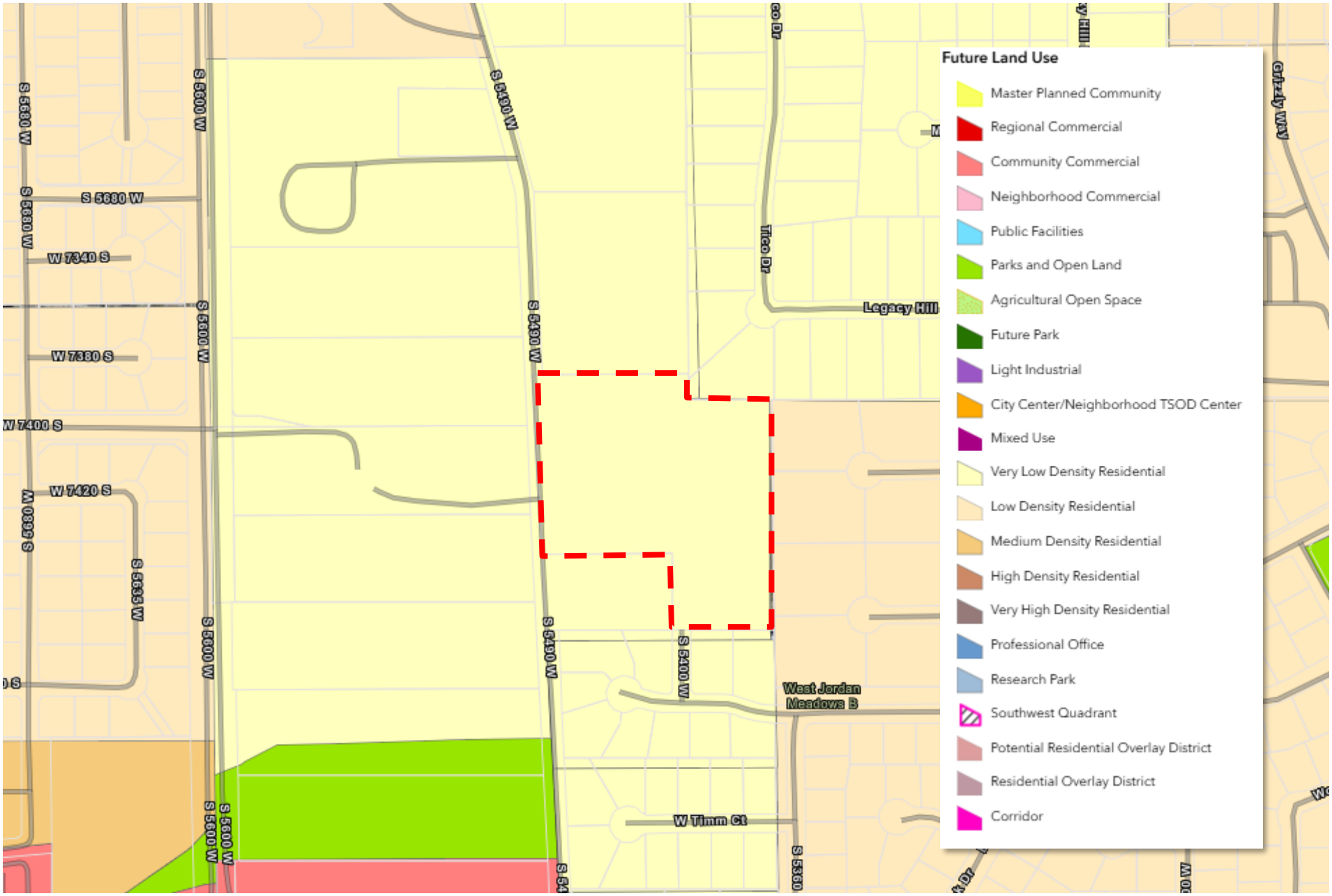
[Attachments on the following pages.]

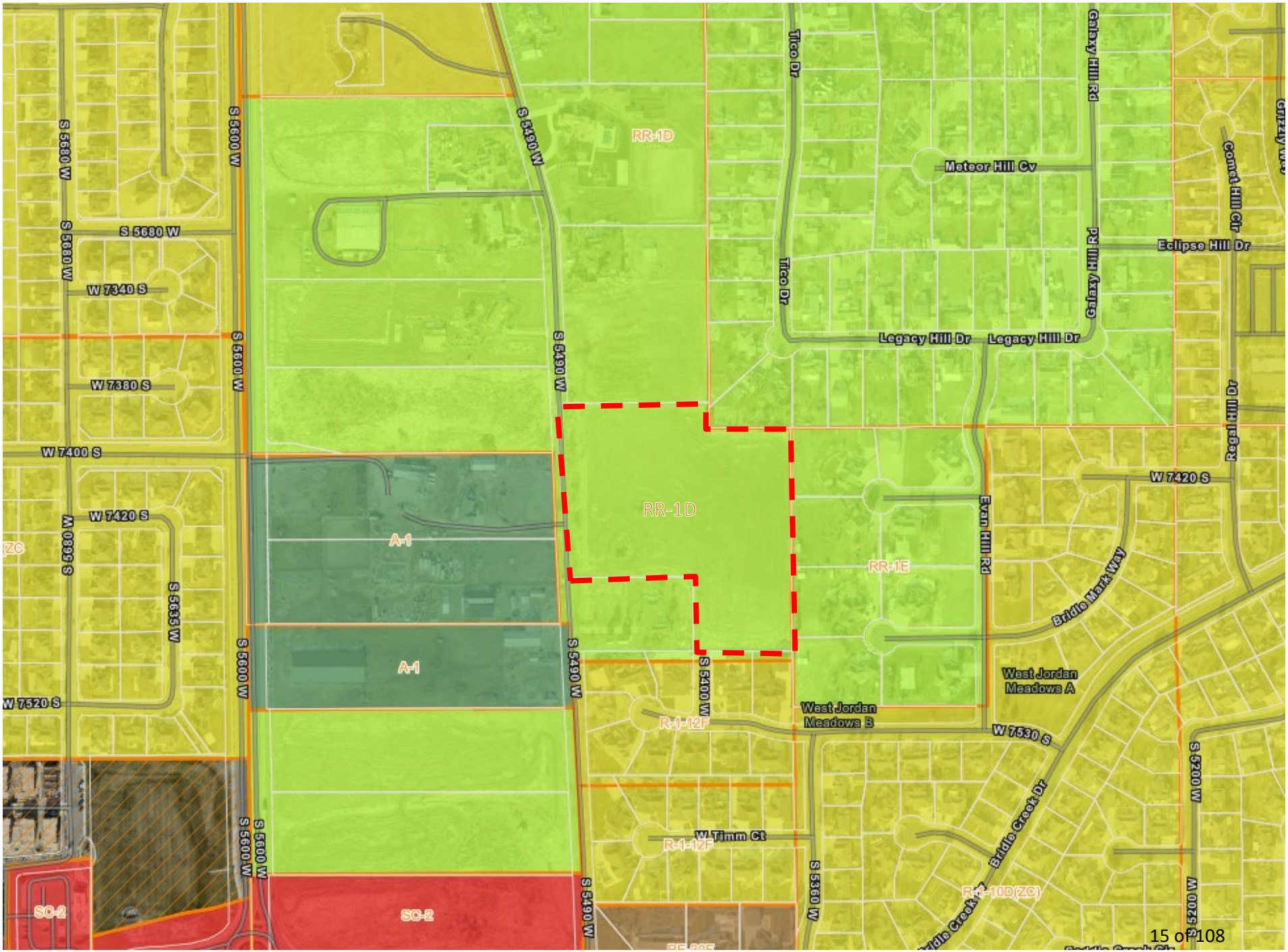
Attachments to
ORDINANCE NO. 26-50

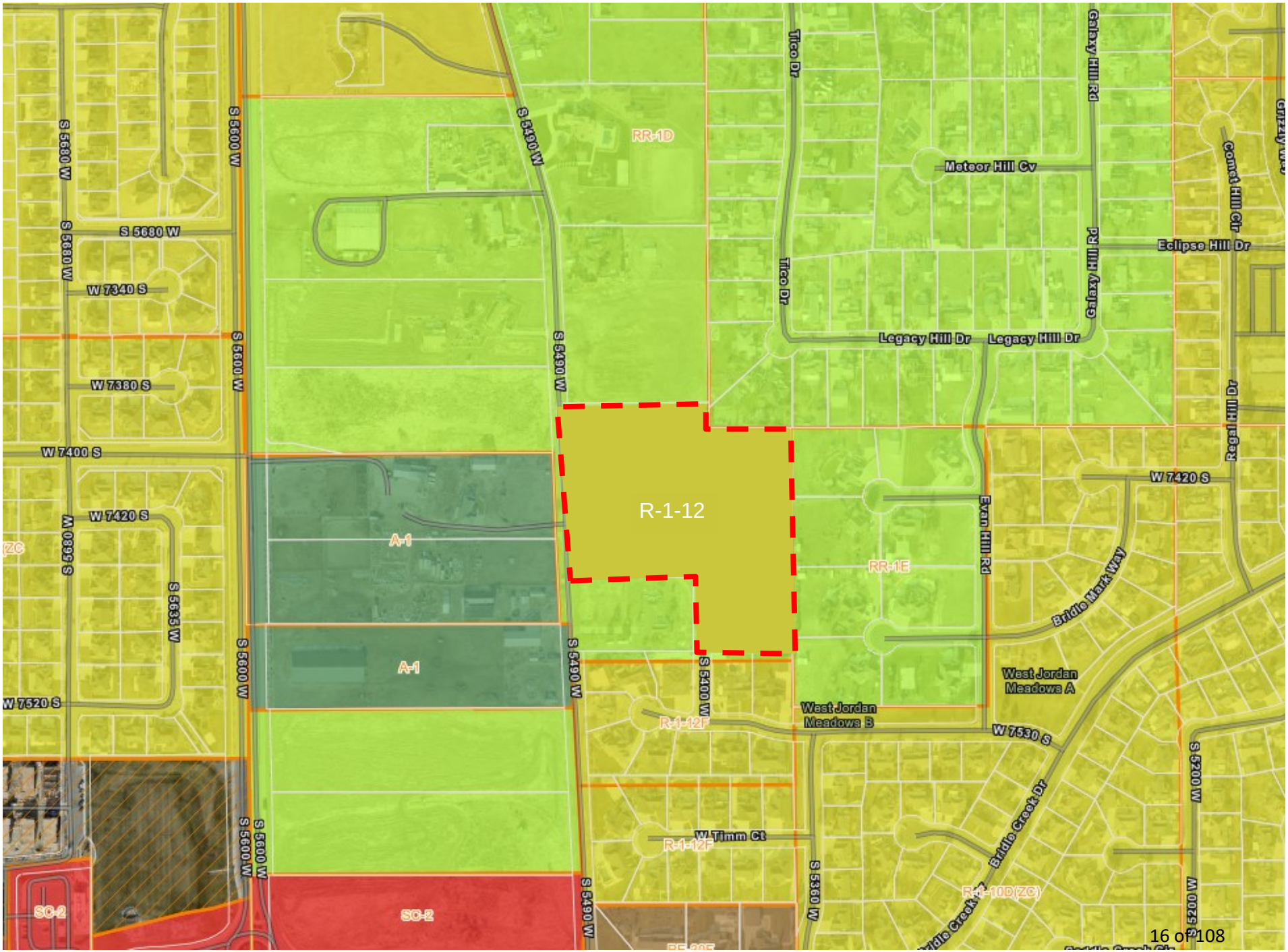
AN ORDINANCE FOR APPROXIMATELY 8.3 ACRES OF PROPERTY LOCATED AT 7401 SOUTH 5490 WEST, IDENTIFIED AS BARBER ESTATES; IN PARTICULAR, AMENDING THE ZONING MAP FOR BARBER ESTATES

Attachment D1 - LEGAL DESCRIPTION; and

Attachment D2 – CONCEPT PLAN.


Future Land Use
Master Planned Community
Regional Commercial
Community Commercial
Neighborhood Commercial
Public Facilities
Parks and Open Land
Agricultural Open Space
Future Park
Light Industrial
City Center/Neighborhood TSOD Center
Mixed Use
Very Low Density Residential
Low Density Residential
Medium Density Residential
High Density Residential
Very High Density Residential
Professional Office
Research Park
Southwest Quadrant
Potential Residential Overlay District
Residential Overlay District
Corridor
S 5680 W
S 5600 W
S 5490 W
S 5400 W
S 5635 W
W 7340 S
W 7380 S
W 7400 S
W 7420 S
W 7435 S
Tico Dr
Legacy Hill
Grizzly Way
West Jordan Meadows B
W Timm Ct

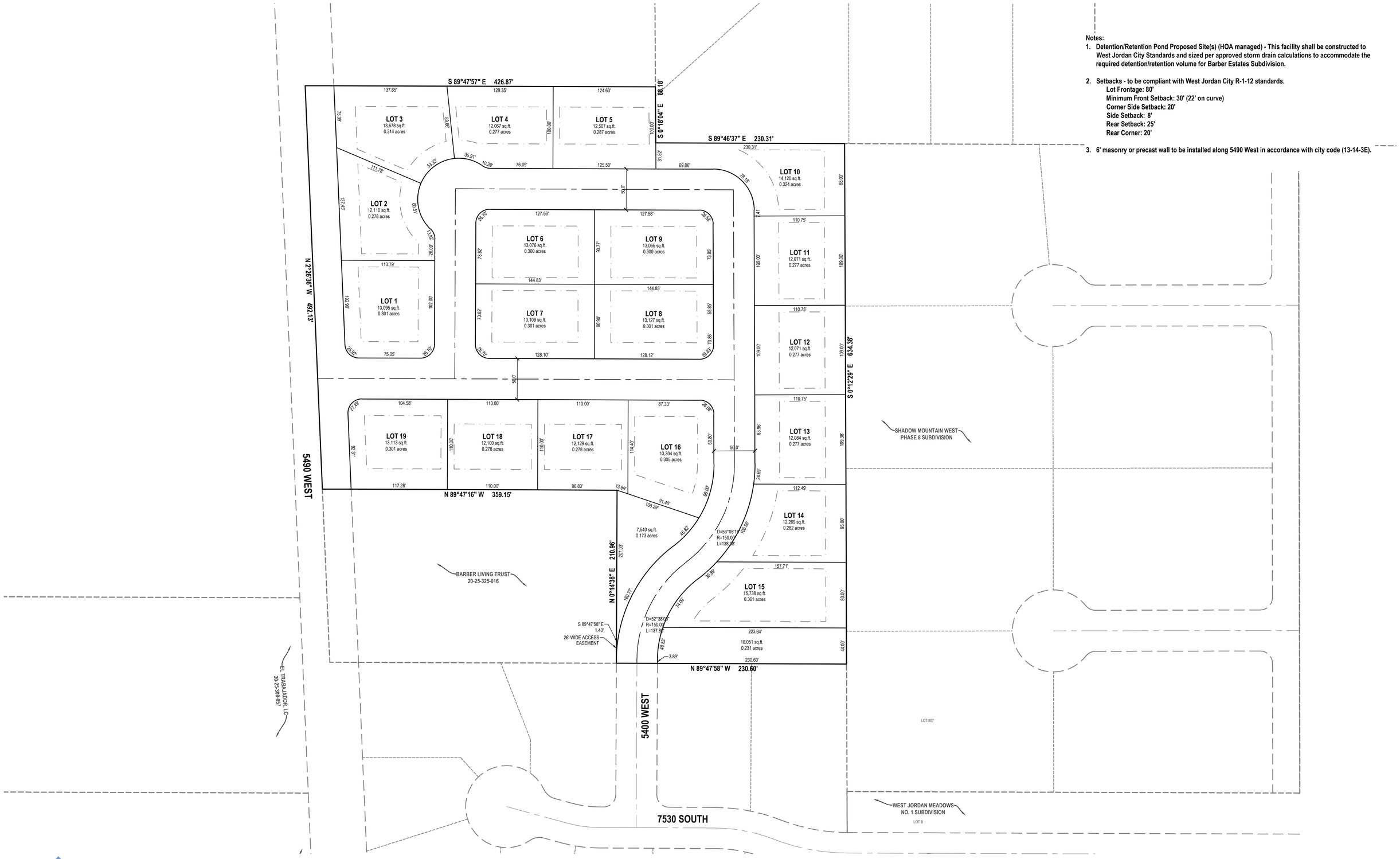

RR-1D
RR-1D
A-1
A-1
RR-1E
SC-2
SC-2
R-1-12F
R-1-12F
R-1-10D(ZC)
S 5600 W
S 5680 W
S 5490 W
S 5400 W
S 5360 W
S 5200 W
W 7340 S
W 7380 S
W 7400 S
W 7420 S
W 7520 S
W 7530 S
Tico Dr
Galaxy Hill Rd
Meteor Hill Cv
Comet Hill Cir
Eclipse Hill Dr
Legacy Hill Dr
Regal Hill Dr
Evan Hill Rd
Bridle Mark Way
Bridle Creek Dr
West Jordan Meadows A
West Jordan Meadows B
W Timm Ct


R-1-12
RR-1D
RR-1E
A-1
A-1
SC-2
SC-2
R-1-12F
R-1-12F
R-1-10D(ZC)
S 5600 W
S 5680 W
S 5490 W
S 5400 W
S 5360 W
S 5200 W
W 7340 S
W 7380 S
W 7400 S
W 7420 S
W 7520 S
W 7530 S
Meteor Hill Cv
Tico Dr
Galaxy Hill Rd
Legacy Hill Dr
Eclipse Hill Dr
Comet Hill Cir
Regal Hill Dr
Evan Hill Rd
Bridle Mark Way
West Jordan Meadows A
West Jordan Meadows B
W Timm Ct
Bridle Creek Dr

Attachment D1 to
ORDINANCE NO. 26-50

LEGAL DESCRIPTION (for Parcel # 20-25-325-015-0000):

BEG N 0^43'28" W 2023.03 FT & N 89^58'39" E 915.71 FT & N 2^40' W 211.38 FT FR SW COR SEC 25, 2S, 2W, SLM; N 2^40' W 491.95 FT; E 427.10 FT; S 0^29'44" E 67.89 FT; S 89^58'20" E230.36 FT; S 0^24'51" E 634.33 FT; S 89^58'39" W 280.60 FT; N 0^01'54" E 211.01 FT; W 359.26 FT TO BEG.



Notes:

1. Detention/Retention Pond Proposed Site(s) (HOA managed) - This facility shall be constructed to West Jordan City Standards and sized per approved storm drain calculations to accommodate the required detention/retention volume for Barber Estates Subdivision.

2. Setbacks - to be compliant with West Jordan City R-1-12 standards.
   Lot Frontage: 80'
   Minimum Front Setback: 30' (22' on curve)
   Corner Side Setback: 20'
   Side Setback: 8'
   Rear Setback: 25'
   Rear Corner: 20'

3. 6' masonry or precast wall to be installed along 5490 West in accordance with city code (13-14-3E).

ENSIGN
THE STANDARD IN ENGINEERING

BARBER ESTATES

CONCEPT PLAN - 12,000 SF LOTS

February 4, 2026

SCALE: 1 inch = 50 ft.

MINUTES OF THE CITY OF WEST JORDAN
COMMITTEE OF THE WHOLE
Tuesday, January 27, 2026 – 4:00 pm
Approved February 10, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. CALL TO ORDER

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

STAFF: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Utilities Manager Greg Davenport, Economic Development Director David Dobbins, Civil Litigator Attorney Paul Dodd, Policy Analyst & Public Liaison Warren Hallmark, Senior Planner Tayler Jensen, Community Development Director Scott Langford, City Administrator Korban Lee, Council Office Clerk Cindy Quick, Police Chief Jeremy Robertson

Chair Bedore called the meeting to order at 4:00 pm, and noted that Chad Lamb was excused.

2. DISCUSSION TOPICS

a. *Discussion of Jones Southwest Quadrant - Rezone, Future Land Use Map Amendment, and Development Agreements Located at 7382 West New Bingham Highway*

Senior Planner Tayler Jensen said staff received direction from the Council in November 2025 concerning the Southwest Quadrant. He said the applicant had revised the proposed bubble plan based on direction received, but portions of the bubble plan did not comply, so staff had not reviewed or provided comment on the new plan. Mr. Jensen said staff would review the applicant's proposal based on feedback received that evening.

Thomas Romney with Focus Consulting, representing the applicant, said there were three different property owners involved, and Gardner Development and Ivory Development had decided to work together on the project. He said they had worked on putting a master plan and development agreement together for the entire area for three years.

Mr. Romney showed a master bubble plan, with 479 acres of high-tech manufacturing (56% of total acreage). He said the proposed Master Plan would guarantee a minimum of 425 acres of high-tech manufacturing, leaving the option for a portion to return to residential someday. He emphasized that all the areas shown as high-tech manufacturing on the bubble plan were needed to reach the 56% target discussed at the previous meeting. Mr. Romney said the master plan would set the rules by which the zone would be enforced, with Council review and input for each phase or village plan.

Mr. Romney said there was a battery storage user wanting to move forward with development of the northwest corner of the project. He said one of the City's goals for the Southwest Quadrant was mixed-use, and said the applicant was trying to create a work/live environment with three residential neighborhoods. One neighborhood would be a mix of apartment and townhome high-density single family (max 30 units per acre), one neighborhood would be a townhome mix of medium-density single family (max 15 units per acre), and one would be low-density single family (max 5 units per acre). He said the project would not be deed restricted.

Mr. Romney showed proposed open space and trail plans. Responding to a question from Vice Chair Wignall concerning interest in the high-tech manufacturing space, Mark Murdoch said Wasatch Electric had already moved in, and the developer knew of at least two more interested users.

Council Member Whitelock said the previous Council had set the area aside to be a high-paying job center, not necessarily a housing center. She clarified that following Council approval of a master development plan, individual village plans would be reviewed by the Planning Commission, not the Council. Responding to a question from Council Member Harris, Council Member Whitelock confirmed the previous Council had wanted residential in the form of workforce housing west of Stokely in the "foothills."

Mr. Romney commented that the area was a future water zone, and residential development in the area would be quite some time out. He spoke of placement of manufacturing in terms of topography and access. Mr. Romney said the battery storage user would bring a massive investment to West Jordan. Council Member Jacob suggested the City define "high-tech manufacturing." Mr. Jensen said the Southwest Quadrant Zone included a subzone for residential, and a subzone that included high-tech manufacturing.

Teresa Foxley, Chief of Staff for rPlus Energies, said rPlus Energies was the proponent behind the battery storage use. She said battery storage had become a commercially viable way to capture energy and release it when needed. Ms. Foxley said the proposed development would involve a $550 million investment in the City. The proposed location was adjacent to an existing Rio Tinto solar farm. She said rPlus would be able to utilize some of the existing transmission corridor, and said they had a commercial agreement with the property owner of the proposed location. She said rPlus would not have the type of infrastructure and water needs that residential development would have to be successful. Ms. Foxley said the expectation would be for the batteries to last fifteen plus years as an investment. She said the project would be anticipated to last 20-25 years in the initial term. If the property were no longer used for battery storage, it could be converted to another use. Mr. Romney said the development agreement would include a process to convert the property to a different use.

Council Member Whitelock asked if there were any potential health issues involved with battery storage. Ms. Foxley said noise was associated with energized systems. She said safety would be a concern, and access would need to be controlled. Council Member Jacob said he believed the proposed property was a good location for the use. Council Member

Whitelock expressed the opinion that residents would not want to live next to a battery farm.

Ms. Foxley said rPlus would work with the City on a decommissioning plan for disposal of the batteries. She said rPlus had initiated conversations with the Fire Chief, and would expect to work with the Fire Department on emergency response plans. Responding to a question from Council Member Whitelock, Ms. Foxley said rPlus would expect to partner with the Fire Department and help pay for what was needed. She said the battery packs were roughly the size of a shipping container. Council Member Whitelock asked about potential for groundwater contamination. Ms. Foxley said the units were fully contained, and would each be placed on a concrete pad to prevent risk of groundwater contamination. She said rPlus would work with the City to ensure compliance with all Federal, State, and City Codes.

Mr. Romney asked for feedback from the Council. He said the typical side yard setback for higher-density single family residential in West Jordan was 5 feet, for a total of 10 feet between units. Mr. Romney said the applicant requested the flexibility to have 7 feet on one side and three feet on the other, with the same distance of 10 feet between units. Council Member Shelton said he liked the idea of 7 and 3, because the larger side yard would be more useful.

Council Member Jacob said the Southwest Quadrant Zone did not include a high-tech manufacturing use table, and manufacturing general was a permitted use. He said the MDA would need to include a definition of high-tech manufacturing. Council Member Jacob said the uses that had been mentioned were not high-tech manufacturing. Mr. Romney said he was unable to disclose all potential users at that point. Mr. Romney said he had learned from experience that being too specific could kill a project. He said the applicant wanted there to be high-tech manufacturing in the Southwest Quadrant. Chair Bedore pointed out the Council could only consider information they were given. Mr. Romney said Wasatch Electric was a good example of high-tech manufacturing. Council Member Jacob commented that manufacturing general was already permitted in the zone, and repeated his request for a definition of high-tech manufacturing in the agreement.

Council Members Shelton, Wignall, Bedore, and Jacob indicated they would be fine with the proposal moving forward with a definition for high-tech manufacturing. Council Member Whitelock said she did not think a battery farm would bring in the desired volume of jobs, and did not think it was what the Council had envisioned for the area. Council Member Shelton said he believed the economic impact of the battery farm on the City would be massive. Council Member Whitelock responded if something went wrong, the impact could also be massive. She said she would be fine with the battery farm moving to the south. Council Member Shelton said he would also prefer a location to the south for the battery farm, but would not want to kill the deal. Council Member Jacob pointed out both locations discussed would abut future residential. Council Member Shelton commented that west of the railroad tracks was high intensity use.

Mr. Jensen asked if the Council wanted a use table with a definition of high-tech manufacturing. Council Member Jacob said he would want a use table that was not too specific.

b. Discussion of Proposed Rezone for the Barber Estates Development, Located at 7401 South 5490 West

Senior Planner Tayler Jensen said the proposed Barber Estates rezone had been scheduled on a Planning Commission agenda earlier in January, but was removed and brought to the Committee of the Whole following townhall meetings. Mr. Jensen showed the subject property on a map, currently zoned RR-1D and designated Very Low Density Residential on the Land Use Map. The applicant proposed a rezone to R-1-9, which was allowed in the current Land Use Map designation. Mr. Jensen said if the project moved forward, staff recommended a development agreement that clarified:

1. the developer was responsible for the right-of-way dedication along 5490 West;
2. an access onto 5490 West was required for fire response and in compliance with City development standards.

Council Member Jacob expressed concern that dedicating frontage of the subject property as public would create a little public road island. Mr. Jensen explained that:

3. the developer would be responsible for construction of public improvements along 5490 West;
4. construction of 5490 would be from curb to curb, and the east side would need a sidewalk and park strip; the west side may be constructed just to the curb; and property on the east side was dedicated by prior development;
5. property needed to build the west side to the curb would require additional property acquisition;
6. 5490 West was not included in the City's impact fee calculations, and the Master Plan considered the road to be a development project improvement, not a system improvement;
7. protection strips were not allowed;
8. if rezone was approved, a maximum number of dwelling units (DU) should be included.

Council Member Jacob said he did not remember ever doing a development agreement on a Euclidean zone. Mr. Langford said it was uncommon, but the State had changed some of the regulations with the Land Use, Development, and Management Act (LUDMA). He said the City had done a development agreement for a little infill subdivision involving infrastructure issues. Mr. Langford said the development agreement was a tool the Council could use in extenuating circumstances. Council Member Jacob suggested there were issues brought up in the townhall meeting that could be addressed in the development agreement, including requiring larger setbacks behind the homes adjacent to existing animal properties. Council Member Jacob said he would be comfortable approving the proposal if the development agreement included all issues discussed.

Council Member Whitelock said concern was expressed at the townhall meeting related to setting a precedent with the R-1-9 Zone that would be used by other property owners in the area to justify additional rezone requests to R-1-9. She said another concern expressed related to people living on a private road they did not own. Council Member Whitelock said her big concern related to leaving an island of RR-1D adjacent to the proposed project. She said she was not interested in having yet another driveway access on the collector street.

Council Member Whitelock said she was told at the townhall meeting that the developer would meet with neighboring residents to try to come to an agreement, but had learned such a meeting had not happened. Adam Anderson with Anderson Development said he had taken the feedback from the townhall meeting back to his team and tried to make the plan better. Mr. Anderson said Council Member Whitelock had suggested that he bring the changes back to the Committee of the Whole, which he had done. Council Member Whitelock agreed she had made the suggestion.

Mr. Anderson said he believed the concern for an island could be addressed with an easement for future access at the south entrance of the proposed project. The Council and staff discussed potential scenarios for the neighboring Barber property not included in the proposed project. Council Member Shelton said he could support the easement idea.

Council Member Whitelock asked the setback difference between the R-1-9 and R-1-12 Zones. Mr. Jensen said the difference was five feet in the front setback, and corrected himself a few minutes later explaining that the difference was in the width of the lots. The required driveway length was the same for both zones. Mr. Jensen said the staff preference would be to have R-1-10 or R-1-12 along the east property line, transitioning to R-1-10 or R-1-9 internally in the project. Council Member Whitelock said she did not love the proposed project and the precedent of R-1-9 that would be set. She expressed interest in what the applicant would do with R-1-10. Council Member Whitelock said she agreed with the suggestion that backyard setbacks should be bigger along the east boundary.

Mr. Anderson asked if the Council would be interested in gross density similar to Bella Estates (2.1-2.4 units per acre). He said he was not trying to promote high density, and would be willing to cap the overall density. Mr. Anderson said he believed the R-1-10 or R-1-12 Zones could be acceptable.

Council Member Whitelock said she would agree to R-1-12 and the road easement. Council Members Jacob and Bedore said they would agree to R-1-10 with a development agreement. All six members of the Council indicated support for R-1-12 and a development agreement.

c. Discussion of West Jordan City Code – Title 4, Chapter 2, Article H – Massage

Senior Assistant City Attorney Patrick Boice noted that the Council had previously discussed different articles of Title 4, Chapter 2. Mr. Boice showed multiple recent news articles about human trafficking and prostitution in massage parlors around the State, and said a recent study estimated Utah had seen a 10% increase in illicit massage businesses

statewide, with roughly 150 such locations currently operating. He explained that HB 278 would require all massage businesses to register through a Utah government licensing website, and require business owners and employees to undergo background checks. Mr. Boice said West Jordan had experienced the same problems seen around the State.

Mr. Boice said current West Jordan Code Title 4, Chapter 2, Article H (Massage Establishments) used definitions that were out of date and no longer found in State Code, provided no licensing exception for medical or home occupation practice, and did not fully address new licensing and premise registration implemented by the State. He presented proposed changes that would:

a. allow exemptions for other licensed professionals (doctors, chiropractors, etc.);
b. prohibit "unlawful conduct" and "unprofessional conduct";
c. require proper licensing of individual massage providers;
d. require proper licensing of massage establishment;
e. require display of licenses from the State;
f. two-year restriction on an establishment going back in at the same site of a previous revocation;
g. limited business hours;
h. prohibit opaque window coverings.

Council Member Jacob asked if "opaque window coverings" was defined, and Mr. Jensen said the term was not defined. Council Member Jacob suggested a definition was needed. Chair Bedore asked about the limited business hours. Council Member Whitelock said the Council had previously discussed 6 am to 10 pm, and representatives of local massage businesses had indicated support. Council Member Whitelock suggested adding "that prohibit visibility inside establishment" should be added to "prohibit opaque window coverings."

Members of the Council unanimously indicated support for putting proposed language for Article H on a future Council meeting agenda.

d. Discussion of West Jordan City Code – Title 6, Chapter 6D, Section 11 – Sale of Animals

Senior Assistant City Attorney Patrick Boice said the agenda packet included two draft codes for Title 6, Chapter 6D, Section 11 (Sale of Animals), with Option 1 mirroring Sandy City Code as discussed by the Council at a previous meeting. He gave an example of a spectrum from 'prohibited' to 'unrestrained,' with 'regulated' in the middle, and said Option 1 was at the prohibitive end, Option 2 was in the middle of the spectrum, and existing City Code fell between regulated and unrestrained.

Animal Service Manager Dan Eatchel said the goal was to make some impact. He said Option 2 would require a USDA license for breeders with five or more breeding females, and most animals coming into the City were already coming from USDA licensed breeders, so there would not be a lot of impact on the City. He explained that a USDA license only required minimum standards. Officer Eatchel said his hope was to move more toward Option 1.

Vice Chair Wignall asked if there were any puppy mills in West Jordan. Officer Eatchel said he was not aware of a situation that would meet the definition of having five or more breeding females, and there were no breeders currently in West Jordan with a USDA license. Vice Chair Wignall asked if conditions were monitored and inspected. Officer Eatchel responded the USDA was supposed to carry out inspections to ensure minimum standards were met. Mr. Boice said the USDA was not aware of, and did not inspect, situations that did not require a USDA license. Vice Chair Wignall said she was against unethical breeding.

Mr. Boice said the USDA did not govern animal sales in commercial parking lots, and suggested the Council consider private sales in their discussions. He asked how involved the Council wanted the City to be in the transactions. Mr. Boice said there were individuals in the City who were passionate about their breeding programs.

David May, representing a West Jordan pet store, said the pet store only sold USDA puppies. He texted a question from Council Member Jacob to the pet store owner, and reported the store sold 10-12 puppies per week, receiving complaints about one in every seventy-five or so. He said the pet store provided a 12-year guarantee on their pets. Vice Chair Wignall asked if the seller vetted individuals purchasing animals. Mr. May said he could find out.

Barbara Riddle, President and CEO of ChamberWest, said from a business perspective, the Puppy Store was a respected business. She said she had owned a lot of puppies in her life; some purchased and some obtained from rescue facilities. Ms. Riddle said she visited the Puppy Store and fell in love with a puppy she adopted, and her experience was professional and caring. She said the proposed drafts and Council discussion felt like a solution looking for a problem, and said it was good for people to have options.

Chair Bedore said he had taken his children to visit the Puppy Store several times, but stopped after negative experiences involving upset individuals, sick dogs, and poor customer service. He said the experiences had left a bad impression. Chair Bedore acknowledged the customer service issues may have been improved, and said his vote on the issue would not be influenced by personal experience. He said he wanted to make sure the City was doing what was best to protect animals. Mr. Riddle asked the Council to be cautious, and said she would not want the Code to over-regulate.

Council Member Shelton said he purchased a dog from a home breeder, and the dog died of cancer at seven years old. He said he did not blame the home breeder for the illness. Council Member Shelton said he met a representative of the National Humane Society at a Utah League of Cities and Towns (ULCT) meeting, and the representative suggested a prohibition on pet stores would be a negative for animal welfare because there were no regulations on home breeders. The representative suggested regulations were helpful, and provided some stability for animals. Council Member Shelton said he was in favor of leaving the Code as it was.

Officer Eatchel expressed the opinion that Option 2 would be better than doing nothing. Vice Chair Wignall said she was in favor of ensuring animals were treated well, not laying

in their feces all day and contained in cages for breeding purposes. Council Member Jacob asked if the existing store would be grandfathered under current regulations if new code was passed. Mr. Boice said he was not sure the existing store would be grandfathered since it was not a zoning issue. Staff said it would probably be possible for the existing store to be grandfathered if that was the Council's intention.

Council Member Whitelock said she recently visited the Puppy Store, and the associate she talked to was very nice. She said the associate showed her genealogy and breeder information provided with a purchase, but said she was cautioned that breeders did not always respond to buyer attempts to make contact. Council Member Whitelock said the store smelled and looked clean.

Mr. Boice summarized that Option 1, similar to Sandy City Code, was more prohibitive and included regulations on the purchase of turtles. Option 2 would require USDA paperwork and appropriate dog sourcing. Current Code addressed rabbits and fowl, but did not address dogs. With Option 2, a puppy store would not be able to source dogs from a backyard breeder.

Council Member Whitelock said she did not want to put more regulations in place. She said it bothered her more to see animals sold in the parking lot at Sam's Club. Council Member Shelton said he agreed that parking lot breeders were more of an issue. Council Member Whitelock said she did not think the Puppy Store would still be in business if they had a lot of problems.

Council Member Jacob said he would be in favor of requiring reporting, as a small step. Mr. Boice said staff could draft something in between current Code and Option 2. Vice Chair Wignall asked if stores could be required to post where puppies were from prior to purchase. Chair Bedore said he liked the suggestion. Council Member Whitelock said she was not in favor of the USDA license requirement currently in Option 2. Mr. Boice said he would research options, and bring the topic back to the Committee of the Whole.

e. Presentation and Discussion by Members of Salt Lake County Council

Salt Lake County Council Chair Aimee Winder Newton and At-Large County Council Member Laurie Stringham gave a presentation explaining the history, purpose, structure, and funding for County programs and services. County services included: criminal justice/public safety; elections; Health Department; aging and adult services; behavioral health; culture and the arts; conventions and tourism; regional parks and recreation; library services; and property tax administration. Chair Newton explained the County budget, and said 74% of the County's General Fund was allocated to public safety. She gave an update on jail facilities. Council Member Stringham emphasized the benefits of tourism tax revenue. Chair Newton answered questions about funding for a recreation center on the west side of West Jordan. Council Member Stringham asked to see the recreation facility plans, and spoke of the potential for revenue to offset costs. The City Council thanked the Council Members for the update.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN

The meeting adjourned at 6:31 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on January 27, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

Cindy M. Quick, MMC
Council Office Clerk

Approved this 10th day of February 2026

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

1. Call to Order

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

Staff: Council Office Director Alan Anderson, Senior Assistant City Attorney Patrick Boice, Mayor Dirk Burton, City Attorney Josh Chandler, Public Works Director Brian Clegg, Public Utilities Director Greg Davenport, Assistant Planner Mark Forsythe, Public Services Director Cory Fralick, City Planner Larry Gardner, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Senior Planner Ray McCandless, Fire Chief Derek Maxfield, Assistant City Attorney Duncan Murray, Police Chief Jeremy Robertson, Policy Analyst Walter Schmidt, City Recorder Tangee Sloan

Absent: Bob Bedore

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

2. Discussion Topics

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Administrative Items

None

4. Adjourn

Chair Wignall adjourned the meeting at 6:39 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on July 28, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

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

Approved this 25th day of August 2026

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

1. Call to Order

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

Absent: Vice Chair Kent Shelton

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

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

2. Discussion Topics

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. Administrative Items

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

4. Adjourn

Chair Wignall adjourned the meeting at 6:07 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on September 8, 2026. This document constitutes the official minutes for the West Jordan Committee of the Whole meeting.

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

Approved this 22nd day of September 2026

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 27, 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. 26-50 a Petition from Anderson Development to Rezone Approximately 8.3 acres from RR-1-D (Rural Residential 1-acre lots) to R-1-12 (Residential Single-Family 12,000 square foot minimum lot size) for Barber Estates located at 7401 South 5490 West
- Resolution No. 26-044 Amending the Consolidated Fee Schedule for Fiscal Year 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 15, 2026
/s/ Cindy Quick
Council Office Clerk

Request For Council Action

Action: Need Council to Take Action

Presenter: Becky Condie, Budget Manager

Applicant:

Department Sponsor: Admin. Services

Agenda Type: Public Hearings

Presentation Time: 5 Minutes

Meeting Date Requested : 10/27/2026

Deadline of item : 10/27/2026

(Council may elect to provide more or less time)

1. **Agenda Subject**
   Resolution No. 26-044 Amending the Consolidated Fee Schedule for Fiscal Year 2027

2. **Executive Summary**
   The Council is being asked to amend the Consolidated Fee Schedule to include fees that support the transition plan for solid waste services.

3. **Time Sensitivity / Urgency**
   The proposed waste collection fee changes would take effect December 1, 2026. For billing purposes, the new rates will be applied to each customer's first utility bill that includes service dates in December. The fee schedule needs to be amended before the new rates can be implemented, allowing sufficient time to notify residents through social media and other communication methods.

4. **Fiscal Note**
   The fees are intended to offset the cost of collection service.

   The proposed garbage and recycling rates as shown in the attached redline fee schedule, establishes a two-can base rate with a flat fee each additional can. The changes align rates with the new collection contract and are intended to return the fund to full cost recovery by FY2029. The proposed fee structure and annual increases were discussed at the October 13, 2026 Committee of the Whole meeting.

   The majority of Council members supported a $20.00 base charge, a $4.72 seasonal can charge, and a $10.00 delivery fee per can.

5. **Staff Analysis**
   The proposed solid waste fees have been recommended by staff and were further supported by the majority of the Council. See the included redline version of the Consolidated Fee Schedule.

6. **Mayor Recommendation**
   Mayor Burton recommends the approval of Resolution No. 26-044 amending the Consolidated Fee Schedule.

7. **Council Staff Analysis**
   Timeline & Background Information

Council last discussed the proposal at the October 13, 2026 Committee of the Whole meeting. Discussion focused on the seasonal can fee, opt-out options, can delivery fees, and limits on additional cans. Council generally supported the proposed rate structure, with differing preferences on the base rate and concerns about the costs and logistics of can pickups and deliveries. Ultimately, Council expressed no opposition to moving forward with consideration and possible approval, to allow time to notify residents before implementation.

What You Need to Know – A Plain Language Summary

The Council is being asked to amend the Fiscal Year 2027 Consolidated Fee Schedule to revise the waste collection and disposal rates which would establish a two-can base rate, set fees for additional cans, and include a delivery fee.

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. Continue the item to a future specified date;
4. Refer the item back to Council Staff or Administrative Staff.

9. Attachments

Resolution No. 26-044
Attachment A – Amended Consolidated Fee Schedule FY2027
Attachment B – Public Hearing Notice

The City of West Jordan, Utah
A Municipal Corporation

Resolution No. 26-044

A Resolution Amending the West Jordan City Consolidated Fee Schedule

Whereas, the City Council desires to update certain fees shown in the West Jordan Consolidated Fee Schedule to better recover the cost of providing the related services; and

Whereas, the City Council hereby finds this action in the best interest of the City.

Now, therefore, be it resolved by the City Council of West Jordan, Utah:

Section 1. Approval. The City Council hereby amends the Consolidated Fee Schedule for West Jordan City as shown in Exhibit A attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall take effect immediately upon adoption.

Adopted by the City Council of West Jordan, Utah this 27th day of October 2026.

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

WASTE COLLECTION AND DISPOSAL

New rates will be effective on ~~October~~ December 1, 2026. However, for administrative purposes, the rate will be changed on the first billing of each customer that contains any ~~October~~ December dates of service. For previous rates, please see the 2026 Fee Schedule.

1) Waste Collection and Disposal Utility Rates
   a) Basic service .....$20.00 per month
      Includes one (1) can each for garbage and recycling.[1]
   b) Seasonal Waste Can (not eligible for new enrollments)[1] .....$4.72 per month
   c) Additional Can (garbage or recycling)[2] .....$6.50 per month
   d) Additional Can Delivery Fee.....$10 per can delivered beyond basic service cans

~~1) Waste Collection and Disposal Utility Rates~~
   ~~a) Basic service ..... $24.72 per month~~
      ~~Includes one (1) can each for garbage, recycling, and seasonal can~~
   ~~b) 2nd Garbage Can ..... $15.19 per month~~
   ~~c) 3rd Garbage Can ..... $21.30 per month~~
   ~~d) Additional Recycling Can ..... $7.61 per month~~
   ~~e) Additional Seasonal Waste Can (not eligible for new enrollments)..... $9.51 per month (April – November)~~

2) Dumpster Rental per calendar year
   a) 1st Rental.....$75
   b) Additional rentals in the same calendar year ..$250
   c) Cancellation Fee $20

All rentals are first come, first serve.

No utility account will be able to schedule more than one reservation at a time, to increase availability.

Clean-up projects that include city-owned property may be eligible for no fee. The dumpster must be located on public property and is subject to availability and clean-up need as determined by the City.

3) Other Services
   a) Late Fee (interest)..... 1.5% of past due amount
   b) Disconnection due to non-payment.....$100

[1] The Seasonal Can is billed every month but can only receives service between April – November (66% of the year)
[2] Additional cans must remain on the account for a minimum of one year. If a customer requests that any additional can be picked up before the one-year period has elapsed, the customer will be billed for the remaining balance of that year.

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 27, 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. 26-50 a Petition from Anderson Development to Rezone Approximately 8.3 acres from RR-1-D (Rural Residential 1-acre lots) to R-1-12 (Residential Single-Family 12,000 square foot minimum lot size) for Barber Estates located at 7401 South 5490 West
- Resolution No. 26-044 Amending the Consolidated Fee Schedule for Fiscal Year 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 15, 2026
/s/ Cindy Quick
Council Office Clerk

Request For Council Action

Action: Need Council to Take Action

Meeting Date Requested : 10/27/2026

Presenter: Alan Anderson / Duncan Murray

Deadline of item :

Applicant:

Department Sponsor: Council Office

Agenda Type: Business Items

Presentation Time: 5 Minutes *(Council may elect to provide more or less time)*

1. **Agenda Subject**
   Ordinance No. 26-51 Amending Title 2, Chapter 2, Section 2 – Appointment and Terms

2. **Executive Summary**
   The Council is being asked to consider an amendment to City Code to update references to Utah State Code. In 2025, the Utah Legislature relocated the Land Use Development and Management Act to Title 10, Chapter 20 of the Utah Code. While preparing for upcoming Planning Commission appointments, staff identified outdated state law references in the City Code related to commissioner appointments and terms. The proposed amendment would update these references to align with current state law. Staff continues to review the City Code for additional updates as needed.

3. **Time Sensitivity / Urgency**
   None

4. **Fiscal Note**
   None

5. **Planning Commission Recommendation**
   N/A

6. **Mayor Recommendation**

7. **Council Staff Analysis**
   The proposed amendment would update the City Code references governing Planning Commission appointments and terms to reflect the current location of the applicable state law. The Utah Legislature relocated the Land Use Development and Management Act in 2025, making some existing references in the City Code outdated.

8. **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. Continue the item to a future specified date;
   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

Attachment A - Title 2, Chapter 2, Section 2 - Legislative Copy
Attachment B - Title 2, Chapter 2, Section 2 - Clean Copy
Attachment C - Title 10, Chapter 20, Section 302

The City of West Jordan, Utah

Ordinance No. 26-51

An Ordinance Amending the 2009 West Jordan City Code;

Title 2 – Planning Commission Appointment and Terms

Whereas, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend references in City Code Section 2-2-2, to be referred to as "**proposed City Code amendments**"; and

Whereas, the City Council held a regular Council meeting on October 27, 2026, regarding the proposed City Code amendments, and finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

Now therefore, be it ordained by the City Council of the City of West Jordan, Utah as Follows:

Section 1. Approval of proposed City Code amendments. The proposed City Code amendments are approved, as shown in Attachments A (legislative version) and B (clean version) to this Ordinance.

Section 2. 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 3. 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 West Jordan, Utah, this _____day of _____2026.

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

(continued on the following pages)

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

Statement of Approval/Passage (check one)

_____The Mayor approved and signed Ordinance No. 26-51.

_____The Mayor vetoed Ordinance No. 26-51 on _____.

_____The City Council overrode the veto of the Mayor by a vote of _____to _____.

_____Ordinance No. 26-51 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

2-2-2: APPOINTMENT AND TERM:

A. The mayor shall appoint, with the advice and consent of the city council , seven qualified persons to be regular members of the planning commission.

B. Planning commission members may serve a maximum of two (2) consecutive terms of any length.

C. The compensation schedule adopted by the city council in the annual budget sets compensation for the planning commission members.

D. All planning commission members shall comply with the training requirements set forth in Utah Code 10-~~9a~~20-302(5)(b) and its successor provisions. Newly appointed members must comply with the training requirements set forth in Utah Code 10-~~9a~~20-302(5)(c) and its successor provisions. (2001 Code § 2-6-1401; amd. Ord. 20-38, 9-30-2020; Ord. 24-19, 4-10-2024)

2-2-2: APPOINTMENT AND TERM:

A. The mayor shall appoint, with the advice and consent of the city council , seven qualified persons to be regular members of the planning commission.

B. Planning commission members may serve a maximum of two (2) consecutive terms of any length.

C. The compensation schedule adopted by the city council in the annual budget sets compensation for the planning commission members.

D. All planning commission members shall comply with the training requirements set forth in Utah Code 10-20-302(5)(b) and its successor provisions. Newly appointed members must comply with the training requirements set forth in Utah Code 10-20-302(5)(c) and its successor provisions. (2001 Code § 2-6-1401; amd. Ord. 20-38, 9-30-2020; Ord. 24-19, 4-10-2024)

Effective 5/6/2026

10-20-302 Planning commission powers and duties -- Training requirements.

(1) The planning commission shall review and make a recommendation to the legislative body for:
  (a) a general plan and amendments to the general plan;
  (b) land use regulations, including:
    (i) ordinances regarding the subdivision of land within the municipality; and
    (ii) amendments to existing land use regulations;
  (c) an appropriate delegation of power to at least one designated land use authority to hear and act on a land use application;
  (d) an appropriate delegation of power to at least one appeal authority to hear and act on an appeal from a decision of the land use authority; and
  (e) application processes that:
    (i) may include a designation of routine land use matters that, upon application and proper notice, will receive informal streamlined review and action if the application is uncontested; and
    (ii) shall protect the right of each:
      (A) land use applicant and adversely affected party to require formal consideration of any application by a land use authority; and
      (B) land use applicant or adversely affected party to appeal a land use authority's decision to a separate appeal authority.
(2) Before making a recommendation to a legislative body on an item described in Subsection (1)(a) or (b), the planning commission shall hold a public hearing in accordance with Section 10-20-405.
(3) A legislative body may adopt, modify, or reject a planning commission's recommendation to the legislative body under this section.
(4) Nothing in this section limits the right of a municipality to initiate or propose the actions described in this section.
(5)
  (a)
    (i) This Subsection (5) applies to:
      (A) a city of the first, second, third, or fourth class; and
      (B) a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second, or third class.
    (ii) The population for each city described in Subsection (5)(a)(i) shall be derived from:
      (A) an estimate of the Utah Population Committee created in Section 63C-20-103; or
      (B) if the Utah Population Committee estimate is not available, the most recent official census or census estimate of the United States Census Bureau.
  (b) A municipality described in Subsection (5)(a)(i) shall ensure that each member of the municipality's planning commission completes four hours of annual land use training as follows:
    (i) one hour of annual training on general powers and duties, including the role of the planning commission in administrative, legislative, and quasi-judicial functions under this chapter; and
    (ii) three hours of annual training on a combination of land use and ethics topics, which may include:
      (A) appeals and variances;
      (B) conditional use permits;
      (C) exactions;
      (D) impact fees;

(E) vested rights;
(F) subdivision regulations and improvement guarantees;
(G) land use referenda;
(H) property rights;
(I) real estate procedures and financing;
(J) zoning, including use-based and form-based;
(K) drafting ordinances and code that complies with statute;
(L) ex parte communication; and
(M) conflict of interest.

(c) A newly appointed planning commission member may not participate in a public meeting as an appointed member until the member completes the training described in Subsection (5)(b)(i).

(d) A planning commission member may qualify for one completed hour of training required under Subsection (5)(b)(ii) if the member attends, as an appointed member, 12 public meetings of the planning commission within a calendar year.

(e) A municipality shall provide the training described in Subsection (5)(b) through:
(i) municipal staff;
(ii) the Utah League of Cities and Towns; or
(iii) a list of training courses selected by:
(A) the Utah League of Cities and Towns; or
(B) the Division of Real Estate created in Section 61-2-201.

(f) A municipality shall, for each planning commission member:
(i) monitor compliance with the training requirements in Subsection (5)(b); and
(ii) maintain a record of training completion at the end of each calendar year.

Amended by Chapter 166, 2026 General Session

Request For Council Action

Action: Need Council to Take Action

Meeting Date Requested : 10/27/2026

Presenter: Patrick S Boice, Senior Assistant City Attorney

Deadline of item :

Applicant: Dan Eatchel, Animal Service Manager

Department Sponsor: Police Department

Agenda Type: Business Items

Presentation Time: 10 Minutes *(Council may elect to provide more or less time)*

1. **Agenda Subject**
   Ordinance No. 26-52 Amending Title 6, Chapter 3B, Section 5 – Revocation of Dog License

2. **Executive Summary**
   These proposed amendments revise and clarify the grounds and procedure for revoking a dog license issued by Animal Control. This matter was discussed at the Committee of the Whole meeting on October 13, 2026. Proposed changes include clearly stating the grounds which may lead to a license revocation, the process for bringing a case before the City's Administrative Law Judge, and the ramifications for having a license revoked. These amendments will help the City Animal Control officers effectively protect the community from problematic situations.

3. **Time Sensitivity / Urgency**
   Changes will have an immediate and important impact for Animal Control.

4. **Fiscal Note**
   None

5. **Staff Analysis**

6. **Mayor Recommendation**

7. **Council Staff Analysis**

   Timeline & Background Information

   Council last discussed this proposal during the October 13, 2026 Committee of the Whole meeting. Council discussed the need for clearer standards for enforcement and impoundment and encouraged consideration of an online dog licensing process, potential fee adjustments, and microchipping.

   What You Need to Know – A Plain Language Summary

   The proposed amendment would clarify when a dog's license may be revoked and how the City would handle those cases. The listed reasons include repeated incidents of a dog running loose, animal cruelty, providing false information on a license application, and an unprovoked attack by a dog running loose that causes serious bodily injury.

The amendment would also clarify the enforcement process. An Animal Control officer could seek an order from the City's Administrative Law Judge authorizing the dog's impoundment and license revocation. Under the proposed language, an owner whose dog is subject to an impoundment and revocation order would permanently forfeit the dog and could not reclaim it.

8. 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. Continue the item to a future specified date;
4. Refer the item back to a Committee of the Whole Meeting;
5. Refer the item back to Council Staff or Administrative Staff.

9. Attachments

Ordinance No. 26-52
Attachment A – Title 6, Chapter 3B, Section 5 Revocation of Dog License (legislative)
Attachment B – Title 6, Chapter 3B, Section 5 Revocation of Dog License (clean)

THE CITY OF WEST JORDAN, UTAH
ORDINANCE NO. 26-52

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (REVOCATION OF DOG LICENSE); Title 6, Chapter 3B, Section 5

WHEREAS, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend Title 6, Chapter 3B, Section 5 of the City Code ("**proposed City Code amendments**"); and

WHEREAS, the City Council desires to amend the City Code to enable law enforcement to address situations which endanger the health and safety of the community; and

WHEREAS, the City Council desires to promote responsible dog ownership; and

WHEREAS, the City Council has considered the impacts that this ordinance may have on family health, stability, and formation; and

WHEREAS, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

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

Section 1. Amendment of City Code Provision. City Code Title 6, Chapter 3B, Section 5 is amended as shown in Attachments 1 (Legislative Version) and 2 (Clean Version) to this Ordinance.

Section 2. 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 4. 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:

_____
Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Council Chair Jessica Wignall	☐	☐
Council Vice-Chair Kent Shelton	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Annette Harris	☐	☐
Council Member Bob Bedore	☐	☐
Council Member Zach Jacob	☐	☐

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

STATEMENT OF APPROVAL/PASSAGE (check one)

_____ The Mayor approved and signed Ordinance No. 26-52.

_____ The Mayor vetoed Ordinance No. 26-52 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-52 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.)

Attachments 1 and 2 to

ORDINANCE NO. 26-52

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (PROHIBITED PARKING); Title 6, Chapter 3B, Section 5

Attachment 1 – Title 6, Chapter 3B, Section 5 - Legislative Version

Attachment 2 – Title 6, Chapter 3B, Section 5 - Clean Version

(See the following pages for the attachments.)

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

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

1. An animal control officer finding a dog at large on three or more occasions during any 12-month period;

2. Any act of animal cruelty;

3. Falsification of information in a license application; or

4. An unprovoked attack by an at-large dog involving serious bodily injury.

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

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

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

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

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

1. An animal control officer finding a dog at large on three or more occasions during any 12-month period;

2. Any act of animal cruelty;

3. Falsification of information in a license application; or

4. An unprovoked attack by an at-large dog involving serious bodily injury.

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

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

Request For Council Action

Action: Need Council to Take Action

Presenter: Patrick S Boice, Senior Assistant City Attorney

Applicant: Brock Hudson, Code Enforcement Manager

Department Sponsor: Comm. Development - Bus. Lic

Agenda Type: Business Items

Presentation Time: 10 Minutes

Meeting Date Requested : 10/27/2026

Deadline of item :

(Council may elect to provide more or less time)

1. **Agenda Subject**
   Ordinance Nos. 26-53, 26-54, and 26-55 Removing Special Business Licensing Provisions for Secondhand Stores, Numismatic Dealers, and Employment Agencies

2. **Executive Summary**
   This item addresses the removal of three different special business licensing provisions in Title 4, Chapter 2. Article N Secondhand Stores, Article P Numismatic Dealers (Bullion), and Article Q Employment Agencies.

   Business licensing is recommending deleting these three specific sections as the regulations contained therein are now covered by State law. See Utah Code Title 13, Chapter 32a (numismatic dealers and secondhand goods), and Utah Code Title 34, Chapter 29 (Employment Agencies). The City's municipal regulations have become redundant and duplicative. Removing these requirements and reserving these sections for future use allows the Council the ability to insert new regulations for future areas that may need to be addressed.

3. **Time Sensitivity / Urgency**
   None

4. **Fiscal Note**
   None

5. **Staff Analysis**

6. **Mayor Recommendation**

7. **Council Staff Analysis**
   Timeline & Background Information
   Council last discussed this proposal during the October 13, 2026 Committee of the Whole meeting. Council supported the removal of these sections. They also requested a future discussion about the regulation of yard sales.

   What You Need to Know – A Plain Language Summary

The proposed ordinances would remove separate City Code requirements for secondhand stores, numismatic dealers (businesses that buy or sell coins and bullion), and employment agencies. Business Licensing staff noted that these activities are already regulated under state law, making the City's additional requirements duplicative. Removing these sections would simplify the City's business licensing code while leaving the applicable state requirements in place. The sections would be reserved for possible future use.

8. Possible Council Action

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

1. Approve the Ordinances as written and proposed OR with stated amendments;
2. Not Approve the Ordinances;
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

Ordinance No. 26-53 Secondhand Stores
Attachment A – Title 4, Chapter 2, Article N Legislative Code
Attachment B – Title 4, Chapter 2, Article N Clean Code
Ordinance No. 26-54 Numismatic Dealers
Attachment C – Title 4, Chapter 2, Article P Legislative Code
Attachment D – Title 4, Chapter 2, Article P Clean Code
Ordinance No. 26-55 Employment Agencies
Attachment E – Title 4, Chapter 2, Article Q Legislative Code
Attachment F – Title 4, Chapter 2, Article Q Clean Code

The City of West Jordan, Utah

Ordinance No. 26-53

An Ordinance Amending the 2009 West Jordan City Code Title 4, Chapter 2, Article N (Secondhand Stores);

Whereas, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend Title 4, Chapter 2, Article N of the City Code ("**proposed City Code amendments**"); and

Whereas, the City Council desires to remove the special business license requirements for secondhand stores within the City; and

Whereas, the City Council has considered the impacts that this ordinance may have on family health, stability, and formation; and

Whereas, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

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

Section 1. Amendment of City Code Provision. City Code Title 4, Chapter 2, Article N is amended as shown in Attachments 1 (Legislative Version) and 2 (Clean Version) to this Ordinance.

Section 2. 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 4. 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:

_____
Cindy M. Quick, MMC
Council Office Clerk

(continued on the following pages)

Voting by the City Council	**"Yes"**	**"No"**
Council Chair Jessica Wignall	☐	☐
Council Vice-Chair Kent Shelton	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Annette Harris	☐	☐
Council Member Bob Bedore	☐	☐
Council Member Zach Jacob	☐	☐

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

Statement of Approval/Passage (check one)

_____ The Mayor approved and signed Ordinance No. 26-53.

_____ The Mayor vetoed Ordinance No. 26-53 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-53 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.)

Attachments 1 and 2 to

ORDINANCE NO. 26-53

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (SECONDHAND STORES); Title 4, Chapter 2, Article N

Attachment 1 – Title 4, Chapter 2, Article N - Legislative Version

Attachment 2 – Title 4, Chapter 2, Article N - Clean Version

(See the following pages for the attachments.)

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

~~SECTION:~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ARTICLE N. Reserved

The City of West Jordan, Utah

Ordinance No. 26-54

An Ordinance Amending the 2009 West Jordan City Code Title 4, Chapter 2, Article P (Numismatic Dealers);

Whereas, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend Title 4, Chapter 2, Article P of the City Code ("**proposed City Code amendments**"); and

Whereas, the City Council desires to remove the special business license requirements for Numismatic and Bullion Dealers within the City; and

Whereas, the City Council has considered the impacts that this ordinance may have on family health, stability, and formation; and

Whereas, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

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

Section 1. Amendment of City Code Provision. City Code Title 4, Chapter 2, Article P is amended as shown in Attachments 1 (Legislative Version) and 2 (Clean Version) to this Ordinance.

Section 2. 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 4. 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:

_____
Cindy M. Quick, MMC
Council Office Clerk

(continued on the following pages)

Voting by the City Council	**"Yes"**	**"No"**
Council Chair Jessica Wignall	☐	☐
Council Vice-Chair Kent Shelton	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Annette Harris	☐	☐
Council Member Bob Bedore	☐	☐
Council Member Zach Jacob	☐	☐

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

Statement of Approval/Passage (check one)

_____ The Mayor approved and signed Ordinance No. 26-54.

_____ The Mayor vetoed Ordinance No. 26-54 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-54 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.)

Attachments 1 and 2 to

ORDINANCE NO. 26-54

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (NUMISMATIC DEALERS); Title 4, Chapter 2, Article P

Attachment 1 – Title 4, Chapter 2, Article P - Legislative Version

Attachment 2 – Title 4, Chapter 2, Article P - Clean Version

(See the following pages for the attachments.)

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

~~SECTION:~~

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

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

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

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

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

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

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

~~4-2P-2: RECORDKEEPING REQUIREMENTS:~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4-2P-4: HOURS OF BUSINESS:

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

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

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

ARTICLE P. Reserved

The City of West Jordan, Utah

Ordinance No. 26-55

An Ordinance Amending the 2009 West Jordan City Code Title 4, Chapter 2, Article Q (Employment Agencies);

Whereas, the City of West Jordan ("**City**") adopted West Jordan City Code ("**City Code**") in 2009; and the City Council of the City ("**Council**" or "**City Council**") desires to amend Title 4, Chapter 2, Article Q of the City Code ("**proposed City Code amendments**"); and

Whereas, the City Council desires to remove the special business license requirements for Employment Agencies within the City; and

Whereas, the City Council has considered the impacts that this ordinance may have on family health, stability, and formation; and

Whereas, the City Council finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to adopt the proposed City Code amendments.

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

Section 1. Amendment of City Code Provision. City Code Title 4, Chapter 2, Article Q is amended as shown in Attachments 1 (Legislative Version) and 2 (Clean Version) to this Ordinance.

Section 2. 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 4. 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:

_____
Cindy M. Quick, MMC
Council Office Clerk

(continued on the following pages)

Voting by the City Council	**"Yes"**	**"No"**
Council Chair Jessica Wignall	☐	☐
Council Vice-Chair Kent Shelton	☐	☐
Council Member Chad Lamb	☐	☐
Council Member Kayleen Whitelock	☐	☐
Council Member Annette Harris	☐	☐
Council Member Bob Bedore	☐	☐
Council Member Zach Jacob	☐	☐

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

Statement of Approval/Passage (check one)

_____ The Mayor approved and signed Ordinance No. 26-55.

_____ The Mayor vetoed Ordinance No. 26-55 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 26-55 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.)

Attachments 1 and 2 to

ORDINANCE NO. 26-55

AN ORDINANCE AMENDING THE 2009 WEST JORDAN CITY CODE (EMPLOYMENT AGENCIES); Title 4, Chapter 2, Article Q

Attachment 1 – Title 4, Chapter 2, Article Q - Legislative Version

Attachment 2 – Title 4, Chapter 2, Article Q - Clean Version

(See the following pages for the attachments.)

ARTICLE Q. ~~EMPLOYMENT AGENCIES~~Reserved

~~SECTION:~~

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4-2Q-6: LIMIT OF COMPENSATION:

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

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

~~4-2Q-7: REGISTERS:~~

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

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

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

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

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

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

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

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

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

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

ARTICLE Q. Reserved

Minutes of the City of West Jordan
Committee of the Whole
Tuesday, October 13, 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, 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, City Attorney Josh Chandler, Utilities Manager Greg Davenport, Assistant Planner Mark Forsythe, City Planner/Zoning Administrator Larry Gardner, Senior Planner Tayler Jensen, Assistant City Administrator Paul Jerome, Community Development Director Scott Langford, City Administrator Korban Lee, Public Information Manager Marie Magers, Senior Assistant City Attorney Duncan Murray, Policy Analyst Walter Schmidt, Council Office Clerk Cindy Quick, Administrative Services Director Danyce Steck

Chair Wignall called the meeting to order at 4:02 pm and noted that Vice Chair Shelton would arrive shortly.

2. Discussion Topics

a. Discussion of Lewiston Place Future Land Use Map Amendment, Rezone to Add the Interchange Overlay Zone, a Preliminary Development Plan/Master Development Agreement, and an Amendment to The Highlands Master Development Plan

City Planner Larry Gardner oriented the Council with the 425-acre Highlands Master Development Plan area and noted two pieces currently undeveloped in the area (Lewiston Place and Coldstream Commons). He shared that Lewiston Place was in the HFR Zone, which would allow a minimum of 9 units per acre and maximum of 18 units per acre with added amenities. Mr. Gardner expressed the opinion the standards that were put in place had resulted in a very nice master-planned community.

Barrett Peterson with Peterson Development shared that Peterson Development had master-planned Stone Creek and The Highlands. He explained the request to apply the Interchange Overlay Zone (IOZ) to Lewiston Place near Home Depot and existing apartment buildings to develop for-sale homes at closer to 21 units per acre. Mr. Peterson emphasized that Lewiston Place would remain in the Highlands Special Assessment Area and shared the opinion that the development would not be short on open space amenities.

Jeff Seaman with Peterson Development mentioned that Peterson wanted a for-sale product noting that they would partner with Oakwood Homes, a national builder, for Lewiston Place.

DRAFT

Vice Chair Shelton arrived at 4:14 pm.

Brian Fronk with Oakwood Homes showed a concept site plan for Lewiston Place reporting that units would be townhomes with two-car garages. Responding to a question from Council Member Whitelock, Mr. Fronk pointed out sidewalks and pickleball/playground/ picnic area amenities on the concept plan. He showed exterior elevations, color selections, and photographs of similar existing product. Mr. Fronk asked for feedback from the Council.

Responding to a question from Council Member Whitelock, Mr. Fronk said the City's 22-foot driveway standard was unusual, but they would comply with City Code requirements. She asked how Oakwood would prevent the units from being purchased by a corporation and used as rentals, and Mr. Fronk expressed being open to suggestions. He said Oakwood did not want Lewiston Place to be a rental community.

Council Member Lamb said the concept plan looked like an alley-loaded community without driveways. Council Member Whitelock expressed concern about parking, and with 196 units in an area currently assigned 80 ERCs (equivalent residential connections). She did not know where the water would come from, and was of the opinion that the concept plan did not include enough amenities for the proposed number of residents. Vice Chair Shelton expressed that parking was one of his biggest concerns.

Council Member Harris believed the property was already zoned for high density, and she preferred to keep the current zone, which would provide more room for parking. Mr. Fronk said the total number of units would be 50-60 less with the current zone requirements rather than with the IOZ, which would make paying for the required amenities and infrastructure difficult.

Council Member Jacob believed the proposed density was probably appropriate for the site with the location between high-density apartments and a busy commercial corner. Mr. Gardner pointed out that the IOZ zone had design standards and required amenities. He expressed the opinion that design would make all the difference in a development on the subject site. Council Member Bedore felt the proposed placement of amenities on only one side of the development would make access more difficult for families living on the other side of the development. Additionally, he believed residents might find it difficult to live in a unit next to the proposed pickleball courts. Council Member Bedore suggested moving the amenities toward the center of the development or adding something on the other side. He also agreed with Council Member Jacob that the subject location was a good spot for high density, which was why the area was already zoned for high density, and shared that parking was a big concern of his as well.

Responding to a comment from Council Member Whitelock, Mr. Fronk acknowledged that the developer could cut back on the finishing materials used to save money but explained that Oakwood Homes wanted to build quality homes that people would be proud of. Council Member Whitelock expressed pride with the very basic home she purchased, and thought people would rather be in a home they could afford that had the space they preferred. She

DRAFT

suggested there would be ways for the project to pencil out at 18 units per acre. Responding to a question from Council Office Director Alan Anderson, Council Members Whitelock and Harris said they would not be supportive of adding the IOZ zone as proposed.

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

Senior Planner Tayler Jensen reported that DAI was looking for feedback from the Council concerning Oneleven Phase 2. Chase Andrizzi with DAI showed an updated concept plan with a proposed rezone from Medium Family Residential (MFR) to Integrated Housing Development Zone (IH-D) to match adjacent development. He described a single-family rear-load product that would face 7400 South, as well as front-load townhomes, and pointed out that the update provided more integration of different use types across the Phase 2 portion of the project.

Mr. Jensen said the IH-D Zone would allow more townhome and duplex-type units than would be found in the MFR Zone. He noted that Council had previously expressed interest in moving toward more integrated zoning. Mr. Andrizzi added that the concept plan included additional commercial, which was a component of the IH-D Zone. Responding to a question from Vice Chair Shelton, Mr. Jensen said he believed the IH-D Zone would be appropriate at the subject location and pointed out moderate-income housing units included in the concept plan.

A majority of the Council indicated support for the proposed Future Land Use Map amendment, the IH-D Zone, and the concept plan presented.

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

Senior Planner Tayler Jensen described the applicant's proposed Future Land Use Map (FLUM) amendment and rezone for the Harper community, similar to the request from DAI in the previous agenda item. The applicant proposed amending the FLUM for 70.12 acres from Low-Density, Very Low Density Resident, and Public Facilities to Medium Density Residential, and proposed a change in zone from MFR, Low Density Single-Family (LSFR), and Public Facilities (PF) to IH-D. The proposal included 405 dwelling units (5.95 units per acre) and 2.14 acres of commercial.

Sattar Tabriz with Ward Engineering said the applicant desired the IH-D Zone because they believed it fit the project better than the current zoning. He commented that the two neighboring projects (Harper and Oneleven) would flow better with the same zoning. Mr. Tabriz presented an updated concept plan and noted that all driveways met the 22-foot requirement, moderate income housing was included, and the number of stacked condos was reduced from 216 to 108. Responding to a question from Council Member Harris, Mr. Tabriz reported that the intent was for the units to be for sale. He mentioned that two carriage lots were added and that different product types had been integrated together throughout the project. Mr. Tabriz described proposed park and open space amenities, connectivity, and widened sidewalks.

DRAFT

Responding to a question from Vice Chair Shelton, Mr. Jensen said street parking would be permitted on the public roads if allowed by Fire Department engineering. Mr. Tabriz spoke of the slope of the property and planned retention space. Mr. Jensen said staff had worked through a lot with the Harper project, and felt the applicant had done a good job of incorporating feedback. The applicant had worked hard to make 50% of the project single family. He asked if Council would be comfortable if the project ended up being 49% single family. Council Member Whitelock said 49% would be okay and other Council Members indicated support. Mr. Tabriz described planned traffic calming measures. Vice Chair Shelton suggested raised crosswalks near the linear park.

Council Member Jacob felt the proposed concept plan was a good example of what integrated housing should look like. A majority of the Council indicated support for the proposed FLUM amendment, the IH-D Zone, the proposed layout, and cottage lots under 4,500 square feet.

d. Discussion of Transition Plan for New Solid Waste Service Contract

Public Works Director Brian Clegg reported that following an RFP for solid waste collection, it had been decided that Waste Management (WM) would be the new provider beginning July 1, 2027. Seasonal cans would restart on April 1, 2027, with weekly year-round pickup starting July 1. It was noted that residents could opt out of the seasonal can anytime. Staff emphasized that no household would pay more until October 2027, creating an opportunity for savings if households chose to reduce their number of cans. The current monthly fee with three cans was $24.72.

Mr. Clegg proposed that beginning December 1, 2026, the base rate for two cans would be $20.00, with an additional $4.72 for each existing seasonal can. The seasonal can could be turned in to reduce the bill to $20.00. A flat rate of $6.50 was proposed for any additional can.

Council Members Whitelock and Jacob felt residents would find the proposed timeline confusing and suggested leaving the structure the way it was until the end of the current contract, when the City could inform the residents the good news that they could reduce their fee to $20 by turning in the seasonal can. City Administrator Korban Lee commented that if the structure changed in December, residents could turn in the seasonal can and reduce their monthly rate to $20 as soon as December 2026. Council Member Jacob believed residents would opt out and turn in their seasonal can in December to avoid the $4.72 monthly charge, and then opt back in beginning July 1, 2027 when yearly collection began, which would create a lot of pick-up and drop-off work for the City. Administrative Services Director Danyce Steck pointed out that residents would opt back in at a monthly rate of $6.50 per additional can beginning July 1, 2027. The $4.72 would be a discounted rate for those who wanted to keep their seasonal can.

Mr. Clegg displayed the following proposed rate chart:

Proposed Monthly Rates

DRAFT

Effective	Base rate (2 cans)	Seasonal can	Additional can	Three-can household
Today	$24.72 (3 cans)	Included	$15.19 garbage / $7.61 recycling	$24.72
Dec 1, 2026	$20.00	Ended	$6.50 any color	$24.72 (no change)
Oct 1, 2027	$20.00	Ended	$6.50	$26.50 (+7.2%)
Oct 1, 2028	$21.00	Ended	$7.50	$28.50 (+7.5%)
Oct 1, 2029	$22.00	Ended	$8.00	$30.00 (+5.2%)
The $20 base rate would not increase until October 1, 2028				

Council Member Jacob believed a standard household with three cans most likely had a black can that was picked up every week, a green can that did not get picked up at all, and a blue can. With the proposed structure, a resident could opt for the green can taken away by the City beginning December 2026 to save $4.72 per month. The resident could then request an additional can beginning April 1, 2027 for $6.50 per month. The proposed structure did not make sense to him. Ms. Steck clarified that staff were trying to incentivize slow pickup of the green cans. Council Member Whitelock believed it was possible everyone would want their green can picked up in December.

Mr. Clegg pointed out the rate structure proposed by staff included an annual increase to the additional can rate. Mr. Lee explained that staff was working to minimize the impact on residents while avoiding a large volume of can turn-ins to Public Works. He suggested consumers were a little more sensitive to rate increases than possible rate decreases and suggested fewer households would contact the City to pick up the green can if the rate remained the same for a while.

Mr. Clegg said the Council could adjust the proposed rates if desired and the base rate could be lowered with an increase in the seasonal can rate; or the base rate could be increased for a decrease in the seasonal can rate. He recommended staying within a base rate range of $19-$21, and a seasonal can range of $3.72-$5.72 (base rate $19 and seasonal can $5.72 or base rate $21 and seasonal can $3.72).

Vice Chair Shelton asked about increases beyond 2029. Ms. Steck said the contract with WM included a 5% CPI maximum. Mr. Lee added that transfer station tipping fees were another element of the total cost that could increase. The proposed 7.2% and 7.5% increase in 2027 and 2028 were intended to recoup increased costs the City had been deferring.

Mr. Lee commented that the City could hold the base rate steady for longer with a $21 two-can base rate. A $19 base rate would need to increase after one year. He said staff tried to strike a balance by recommending the $20 base rate. He asked if the Council preferred to adjust the base rate one way or the other. Council Member Whitelock said she preferred the recommended $20 base rate because it gave residents options. Council Member Harris pointed out a $21 base rate was less than the current $24.72 cost, and said she liked the idea of increasing the base rate less often. Council Member Jacob said he was comfortable with a base rate of $20. Council Members Bedore and Wignall agreed.

DRAFT

Mr. Lee referred to a comment from Council Member Jacob, and asked what would stop a resident from using a third can as a seasonal can by turning it in during winter months and asking for it back in the spring, creating a lot of work for staff. He asked if the Council would support a delivery fee of $10. Ms. Steck pointed out a resident would be required to keep any additional can for at least a year. Vice Chair Shelton expressed support for a one-year minimum and a delivery fee. Council Member Whitelock asked if a resident could pick up a can to avoid the delivery fee. Mr. Lee responded there were still administrative costs involved, and said staff would prefer to deliver the can to check on the situation. A majority of the Council indicated support for a small delivery fee.

Mr. Clegg presented the following implementation timeline:

October 27, 2026	Council review, public hearing, amend Fee Schedule
Late November 2026	Seasonal can service ends as scheduled
December 1, 2026	Revised rates; opt-out program opens
April 1, 2027	Seasonal cans become regular solid waste cans with weekly pickup
July 1, 2027	WM contract begins; all cans weekly, year-round pickup
October 1, 2027	Seasonal can billed as additional can

A majority of the Council indicated support.

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

Senior Assistant City Attorney Patrick Boice said he and Animal Control Officer Dan Eatchel had been working through some issues with problem dogs. They found current Code to be cumbersome for some circumstances and did not fit some current processes. Mr. Boice listed situations encountered by Animal Control where City Code had been confusing and unwieldy: dogs running loose in a neighborhood chasing children; dogs biting and attacking other dogs; dogs left in unsanitary and unsafe environments. He said Animal Control had been involved in more than 14 separate instances at one particular residence.

Mr. Boice proposed amendments to Title 6, Chapter 3B, Section 5 concerning Dog License Revocation sought to clarify acts which may result in license revocation, clarify procedure with the ALJ to understand how a license was revoked, and clarify consequences for license revocation. Officer Eatchel said license revocation meant revocation of ownership. Responding to a question from Council Member Jacob, Officer Eatchel believed a low percentage of dogs in the City were licensed.

Officer Eatchel noted that there was a process in place for impounding. Council Member Jacob believed the proposed amendments were necessary for the rare situations that may occur and was in favor of setting clear standards. Officer Eatchel reported that the City required an unlicensed dog be licensed as part of enforcement with a first offense.

Council Member Whitelock suggested increased public education efforts on social media. Council Member Jacob suggested incentivizing and streamlining the process to license dogs.

DRAFT

He suggested providing free licensing online for animals that were spayed and neutered, with increased fines for enforcement situations. Officer Eatchel said the City offered free microchipping for all residents with a grant from the County. Council Member Whitelock would be supportive of the City providing free licensing and increased fines for those who required enforcement actions. Mr. Boice was happy to bring back recommendations. He encouraged members of the Council to take a tour of the Animal Control facility.

Responding to a question from Council Member Lamb, Officer Eatchel said an online licensing process had been available to residents for several years. Council Member Lamb did not think reducing the licensing cost from $8 to $0 would incentivize a lot of dog owners to license their pets.

City Attorney Josh Chandler pointed out that there were multiple open cases in the City with repeat offenders, and requested the ability to move forward with the proposed Code amendments and hold a separate discussion regarding fees at a future meeting. A majority of the Council indicated agreement with his request.

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

Senior Assistant City Attorney Patrick Boice presented proposed amendments to Article N (secondhand, antique and junk dealers), Article P (numismatic and bullion dealers), and Article Q (employment agencies) of Title 4, Chapter 2 as part of an ongoing effort to update Title 4. He defined numismatic as relating to or consisting of coins, paper currency, and medals.

Mr. Boice said the State had adopted Code to address secondhand stores, numismatic and bullion dealers, and employment agencies, and said the City did not have a lot of issues with compliance in those areas. He recommended removing the three special business licensing provisions to reduce duplicative licensing requirements now covered by the State, and reserving the sections to deal with advanced licensing issues as they arose down the road.

Council Member Whitelock felt that language concerning garage sales needed to remain in City Code. Mr. Boice clarified that current language limited secondhand store dealers to two yard sales per year, but did not limit private citizen yard sales. Council Member Whitelock felt that frequency of garage sales needed to be addressed. She explained that residents frequently complained about neighboring garage sales. Council Member Harris expressed interest in learning about garage sale restrictions in other cities. Council Member Whitelock and Harris requested a discussion of potential restrictions for garage sales be placed on a future Committee of the Whole agenda. They both indicated support for removing Article N and creating something new concerning garage sales.

3. Administrative Items

None

DRAFT

4. Adjourn

Chair Wignall adjourned the meeting at 6:31 pm.

I certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on October 13, 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

DRAFT

Minutes of the City of West Jordan
City Council Meeting
Tuesday, October 13, 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, Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kayleen Whitelock

Staff: Council Office Director Alan Anderson, Mayor Dirk Burton, City Attorney Josh Chandler, Budget & Management Analyst Rebecca Condie, Public Utilities Director Greg Davenport, Public Services Director Cory Fralick, Community Development Director Scott Langford, Fire Chief Derek Maxfield, Senior Planner Ray McCandless, Senior Assistant City Attorney Duncan Murray, Council Office Clerk Cindy Quick, Policy Analyst Walter Schmidt, Administrative Services Director Danyce Steck

Chair Wignall called the meeting to order at 7:00 pm.

2. Pledge of Allegiance

William Royce led participants in the Pledge of Allegiance.

3. Special Recognition

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

Fire Chief Derek Maxfield introduced Stephen Whitney, who shared an experience with emergency responders during a medical emergency with his wife. He said dispatch walked him through CPR until an ambulance arrived and paramedics and firefighters cared for her and took her to the medical center. Mr. Whitney said his wife made a miraculous recovery, and thanked the paramedics and firefighters who helped save her life.

Chief Maxfield recognized those involved in the emergency: Paramedics Brad Jensen and Kristin Rolfe; Captain Mike Moon; Engineer Skip Taylor; Firefighters Cody Hales and Porter Scott; Battalion Chief Jesse McKenna; Police Officers Carson Winward, Griffin Winward, and Erin Curtis; and Dispatcher Upuia Tugaga. Taylor Jones with ZOLL Medical Corporation said ZOLL manufactured the cardiac monitor used to defibrillate that day. He said the Whitney emergency was the first documented save with the new device. Mr. Jones presented certificates to those involved, and said ZOLL appreciated partnering with West Jordan.

Chief Maxfield recognized eleven-year-old Alice Whitney for her bravery, quick actions, and decision to call 911 for her mom. He said Alice reminded everyone that heroes came in every age, and one courageous decision could make a life-changing difference. Chief Maxfield presented Alice with an Amazing Star Award, and said her bravery would not be forgotten.

DRAFT

Jay Larsen, EMS Coordinator for Holy Cross Hospital - Jordan Valley, honored members of the West Jordan Fire Department whose swift, skilled actions led to the best possible outcome for the patient. He said the community was safer and stronger because of their clinical expertise, dedication, and compassion for others. Mr. Larsen presented the Department with a plaque on behalf of the staff of Holy Cross Hospital - Jordan Valley.

Chief Maxfield thanked the Council for appropriating funding for the tools and equipment used in emergency situations. The Council took the opportunity for a photograph. City Administrator Korban Lee expressed appreciation for the amazing dispatch center and Salt Lake Valley Emergency Communications Center (VECC) leadership team.

4. Council & Mayor Reports

a. City Council Reports

- Council Member Whitelock gave a shout-out to high school students in attendance. She commented there had been many ribbon cuttings in West Jordan, and said it was exciting to see investment in the community and opportunities for residents.
- Council Member Bedore appreciated the account of the life saved and the recognition for emergency responders. He recognized Chief Maxfield for having included a request for the cardiac monitor in his budget. He also wanted to work with the City to improve the parking situation at West Jordan High School during construction and believed the City needed to do more to address the problem before the winter season. Council Member Bedore loved the City and would always try to do what was best for the City.
- Vice Chair Shelton reported on the recent West Jordan Police Prayer Breakfast, and said it had been an opportunity to see there were ways in which faith could be intertwined with government.
- Council Member Jacob appreciated the opportunity to recognize the remarkable work done every day by emergency responders. He spoke of participating in a training at the Utah Government Finance Officers Association Conference, and said Danyce Steck was a rock star.

b. Mayor's Report

Mayor Dirk Burton reported on ribbon cuttings and activities in the community. He divulged that Aligned Data Center had agreed to study ways to mitigate the sound of the cooling units on their facility and he appreciated that Aligned was willing to work with residents to mitigate the impact. Mayor Burton encouraged participation in upcoming events.

c. City Administrator's Report

City Administrator Korban Lee reported that asphalt projects were wrapping up for the season. Public Services Director Cory Fralick reported on updates and maintenance at the Senior Center. Public Utilities Director Greg Davenport said the 7800 South Sewer Rehabilitation Project would begin on October 15 and be completed before Thanksgiving. He said as part of the project, the eastbound entrance to Bangerter Highway at 7800 South would be closed for approximately ten days. Mayor Burton commended Mr. Davenport for his coordination with UDOT on the project.

DRAFT

5. Public Comment

Chair Wignall opened the public comment period at 7:46 pm.

Comments:
Ann Marie Barrett, Draper resident and Bingham Creek Library Manager, encouraged participation in upcoming library activities and programs, and mentioned resources available at the library.

Tracy Crocket, Bluffdale resident, introduced herself as a Republican candidate for Salt Lake County Council District 5. She thanked the Council for their service and said she served two terms on the Bluffdale City Council. Ms. Crocket emphasized that working together was important.

Chair Wignall closed public comment at 7:52 pm.

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**

Jeff Seaman with Peterson Development presented the request for a rezone of 14.07 acres to R-3-8 and SC-2 for Highlands Landing North Development. He said he believed parks and open space would be well represented in the area. The property was currently designated Very Low Density Residential, Parks and Open Space, and Community Commercial on the Future Land Use Map (FLUM), and the applicant requested a change to Medium Density Residential and Community Commercial designations, with Community Commercial on the southwest portion of the property.

Mr. Seaman presented a concept plan with 67 single-family units at 5.99 units per acre, 15,923 square feet of detention/open space, 2.26 acres of commercial (2 lots), and 50-foot width public streets. Mr. Seaman said he met with the Bowler family at Utah Natural Meats, adjacent to the north of the subject property, to discuss the project. He said the Bowlers had expressed concern for possible resident discontent about smells generated by the active agricultural operation, and said Peterson had committed to including a disclosure in the CC&Rs about the neighboring agricultural operation and what to expect. He said Peterson was also willing to include a separate disclosure with every purchase agreement so that every buyer received and acknowledged information before purchase. He said the disclosure would not limit the farm's legal rights or limit the home owners' future protections under applicable law.

Mr. Seaman said a six-foot precast fence would be required by City ordinance with the proposed zone, and Peterson proposed to cover the cost of the six-foot fence. He said the Bowlers desired an eight-foot fence, and Peterson was willing to split the incremental cost of the additional two feet with the Bowlers. Mr. Seaman said the Peterson team had shifted the majority of homes adjacent to the farm property further away from the property line on the

concept plan. He said he believed the property rights of both parties mattered, and Peterson wanted to be a good neighbor.

Mr. Seaman noted that all driveways would meet the 22-foot standard, and the streets would be public streets. He said the R-3-8 Zone was requested to be able to build single-family homes that people could buy, and emphasized that the City's Balanced Housing Ordinance would not allow for multi-family housing on the property.

Senior Planner Ray McCandless commented that the farm property to the north was designated on the FLUM as Very Low Density Residential, and would likely develop as residential at some point in the future. He said staff believed the proposed project would be a good transition between commercial to the west and lower density subdivisions to the east, and staff liked the concept of reorienting the commercial to front onto 5600 West. Mr. McCandless said the Planning Commission reviewed and forwarded a positive recommendation for the proposed FLUM amendment and rezone.

Responding to a question from Council Member Jacob, Mr. McCandless reported that the minimum lot size for single-family residential in the R-3-8 Zone was 4,000 square feet. The R-1-5 Zone would require 5,000 square feet minimum lot size and a wider frontage. Council Member Jacob asked what might happen if the requested rezone was granted and the developer changed. Senior Assistant City Attorney Duncan Murray explained that the Balanced Housing Ordinance for multi-family provided protection, as well as a three-year reversion clause and provisions in the zone change ordinance that set the maximum number of units at 67. Mr. Murray stated the Council could require that development be substantially similar to the concept plan.

Council Member Lamb asked what R-3-8 would accomplish opposed to the R-1-8 Zone. Mr. McCandless believed the R-1-8 Zone would not fit with the proposed concept plan because of the minimum lot size requirement. Vice Chair Shelton wondered if it would be good to expedite extension of Highlands Loop Road to the east of the project.

Council Member Whitelock asked if the northern parcel could be zoned differently, and Mr. McCandless responded approval was up to the Council. Vice Chair Shelton suggested the applicant may have wanted to keep the same zoning on the northern portion for the frontage requirements. Mr. McCandless believed the proposed frontages would be close to the required minimum.

Chair Wignall opened a public hearing at 8:17 pm.

Comments:
Shane Bowler, West Jordan resident, said he owned the farm to which others had referred, and said he was annoyed when people used potential, hypothetical future development as justification for a present-day decision. He said he believed such thinking was irresponsible, and said he wanted decisions made based on the situation as it was today. Mr. Bowler said he would be more comfortable with a lower-density zone on the north boundary line of the

subdivision. He commented that the ideas presented would not be solidified until some form of development agreement was in place.

Steve Shieley, West Jordan resident, said he lived on the property to the east of the proposed development. He said the City had already shoe-horned in 45 single-family rental units, and now the City wanted to shoe-horn in 67 more. Mr. Shieley said he knew there was a market for larger lots because people approached him about purchasing his property, and his property was not for sale. He expressed the opinion that the proposed lot size was ridiculous and would invite problems with street parking. Mr. Shieley expressed the opinion the property should be developed suitable to what was already there.

Cody Brown, West Jordan resident, said he lived on the north end of the nearby private road. He expressed the opinion that the proposed lots were way too small to be next to three-quarter and one-acre lots, and requested less density. He expressed support for the farm and said he wanted to protect it. Mr. Brown commented that a disclosure about the conditions living next to a farm would not be enough.

Jennifer Sorensen, West Jordan resident, said her backyard was along the private lane, and commented on the rental homes that had initially been approved as a retirement neighborhood. She said there had been a significant increase in crime since the rental community went in, and said she did not want to perpetuate the situation. Ms. Sorensen said she knew from experience that small lots like those proposed resulted in a mess of street parking. She asked for responsible development, and said existing residents should be protected, not punished.

Jeremy Sorensen, West Jordan resident, said residents had learned from experience the negative impacts of high-density development. He said he had moved where he did to avoid high density, and said the proper transition would be to move from low density to very-low density. Mr. Sorensen said he was grateful for the Police Department with the increase in crime in the neighborhood, and said his home had been broken into recently by residents of the nearby rental neighborhood. He said he was not opposed to development, but said property rights of current residents should be considered.

Chair Wignall closed the public hearing at 8:29 pm.

Council Member Harris was intrigued by the idea of having a different zone on the northern portion bordering the farm and asked how that might work. Mr. Murray described a zone change as an application process that could be approved or denied by the Council. The Council could recommend the applicant come back with a different application. Mr. Langford commented that if the Council denied the current application, the applicant could not submit the same application for a year. However, a substantially changed application could be submitted sooner. Council Member Harris felt concerned about the developer being stonewalled for a year.

Council Member Lamb shared the belief that he had a nice home in a R-1-8 Zone, and

expressed interest in whether the R-1-8 Zone would work on the subject property. He was not comfortable with the proposed rezone and would vote against an amendment to R-3-8.

Council Member Jacob felt there was a lot of good reasons to vote against the proposed rezone. He was not concerned about what future residents of the project would think about existing development, but was concerned with how current residents would be impacted. Council Member Jacob felt there were a couple reasons to support the proposed rezone. He expressed the opinion that 5.99 units per acre was a reasonable density for single-family medium density residential and said State Legislature had talked about removing zoning authority from cities, and worried that denying a development at 5.99 units per acre would give the State more ammunition. Council Member Jacob believed a compromise could be reached with more work.

Mr. Murray explained that City Code Section 13-7d-9 did not define "substantially similar" and that the determination would be made by the Planning Commission with recommendation from the Zoning Administrator. He provided conditions under which a denied application could be resubmitted without waiting a year.

Vice Chair Shelton said the Bowlers had suggested lower density lots bordering their property. He expressed the opinion that the deeper lots along the north boundary came close but he still wanted to see lower density on the north end. He divulged that Mr. Seaman had told him he would be willing to consider lower density on the north end with higher density on the south end. Council Member Whitelock felt the Council had already approved an increase in density by approving removal of the Senior Housing Overlay. She would not vote in favor of an increase in density on the south portion and would want to see the density reduced. She mentioned that the Council had insisted on R-12 for a different development in the same area and suggested the subject location was a good place for commercial.

Council Member Jacob would support townhomes on the south portion of the project, transitioning to lower density to the north to arrive at the same overall density. He expressed the opinion that six units per acre was an appropriate density for the location. He expressed concern that a developer would be able to find loopholes with the rezone and would not vote in favor of the R-3-8 Zone. He believed there was a compromise to be found.

Council Member Bedore believed if the Council required larger homes to the north, existing residents to the east would wonder why they did not have the same. He didn't think large homes next to a drive-thru made a lot of sense and understood that someone was going to be unhappy with any concept plan. Council Member Bedore did not want to stonewall the developer and was willing to take another look. He lived in a R-1-8 Zone, in a good neighborhood that did not have a street parking problem or excessive crime. He commented that the Council did need to consider the future when making zoning decisions.

Chair Wignall would not vote in favor of the request, and felt lower density was needed next to the north wall. She believed there would always be people who called to complain about insects and smells from a farm even if they knew they were purchasing next to a farm. Chair

DRAFT

Wignall was not opposed to the requested density on the rest of the property and would be open to reviewing other iterations.

Motion: Chair Wignall moved to NOT approve 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.

Council Member Whitelock seconded the motion.

Council Member Jacob clarified that his vote against the motion should not be considered a vote in favor of the application. He believed there was still work to be done.

The vote was recorded as follows:

Yes: **Jessica Wignall, Annette Harris, Chad Lamb, Kayleen Whitelock**

No: **Kent Shelton, Bob Bedore, Zach Jacob**

Absent:

The motion passed 4-3.

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

Senior Planner Tayler Jensen presented a proposed adjustment to the CDBG Budget for Project Year 2026. He described the CDBG application process, including review by the City's CDBG Committee. Mr. Jensen said staff supported the recommendations of the CDBG Committee and pointed out that the number of applications submitted had reduced over time. He felt the requirements for use of the funds were cumbersome and funding that came from the Federal Government had been received later and later each year, but recipients still had the same deadline to use the funds.

Council Member Whitelock asked if Intergovernmental Affairs Advisor Adam Gardiner had spoken with the federal delegation to make sure they were aware of the shortened timeline for spending the funds. Mayor Burton was not aware but believed that was a good idea. Responding to a question from Vice Chair Shelton, Mr. Jensen said the budget included the maximum amount allowed to cover administrative costs, but said the amount would not fully cover the actual staff time that would be spent.

Chair Wignall opened a public hearing at 9:08 pm.

Comments:

Melanie Faure, Community Impact Manager at Upwards, spoke in support of the annual action plan, and expressed appreciation for the City's continued investment in local family childcare businesses through BOOST. She thanked the Community Development team for

DRAFT

continued support.

Chair Wignall closed the public hearing at 9:11 pm.

Motion: Council Member Jacob moved to APPROVE Resolution No. 26-043 Community Development Block Grant Budget Adjustment and Subrecipient Allocation for Project Year 2026.

Vice Chair Shelton seconded the motion.

Vice Chair Shelton said he had the opportunity to review the applications, and was pleased and happy to vote in favor. He commented on the amount of waste by the Federal Government in allocation of the funds, and believed it could be done much better on a local level.

The vote was recorded as follows:

Yes: **Jessica Wignall, Kent Shelton, Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kayleen Whitelock**

No:

Absent:

The motion passed 7-0.

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

Budget Manager Becky Condie presented a proposed FY2027 Budget amendment to formalize the funding approved with the previous agenda item.

Chair Wignall opened a public hearing at 9:15 pm.

Comments:
None

Chair Wignall closed the public hearing at 9:15 pm.

Motion: Vice Chair Shelton moved to APPROVE Ordinance No. 26-49 Amending the Budget for Fiscal Year Ending June 30, 2027.

Council Member Bedore seconded the motion.

The vote was recorded as follows:

Yes: **Jessica Wignall, Kent Shelton, Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kayleen Whitelock**

No:

Absent:

DRAFT

The motion passed 7-0.

7. Council Office Report

Council Office Director Alan Anderson said the General Plan Subcommittee would begin meeting in December to work on the Transportation Plan. He reminded them that Council Members Wignall, Lamb, and Shelton were on the General Plan Subcommittee.

8. Consent Items

a. Approve Meeting Minutes

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

Motion: **Council Member Jacob moved to APPROVE consent items as listed.**
Vice Chair Shelton seconded the motion.

The vote was recorded as follows:

Yes: **Jessica Wignall, Kent Shelton, Bob Bedore, Annette Harris, Zach Jacob, Chad Lamb, Kayleen Whitelock**

No:

Absent:

The motion passed 7-0.

9. Adjourn

Chair Wignall adjourned the meeting at 9:19 pm.

I hereby certify that the foregoing minutes represent an accurate summary of what occurred at the meeting held on October 13, 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

DRAFT