Minutes of the City of West Jordan
City Council Meeting
Tuesday, October 13, 2026 – 7:00 pm
Approved October 27, 2026
8000 S Redwood Road, 3rd Floor
West Jordan, UT 84088

1. Call to Order

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

Staff: Council Office Director Alan Anderson, 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.

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.

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

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

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:

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 27th day of October 2026