

COMMITTEE OF THE WHOLE RECAP

OCTOBER 28, 2025

1. CALL TO ORDER – 4:47 pm

2. DISCUSSION TOPICS

- a. Council Tour of the West Jordan Historical Museum – 2053 West 7800 South
City Council Members attending a tour of the West Jordan Historical Museum

- b. Discussion of the Transportation Impact Fee Study

Fred Philpot with LRB Public Finance Advisors and Administrative Services Director Danyce Steck presented the Transportation Impact Fee Facilities Plan (IFFP), outlining costs of future roadway and intersection projects. They proposed the methodology of focusing on new and expanded infrastructure rather than recouping existing “buy-in” costs. They emphasized that the National Highway Construction Cost Index had increased 92% since 2016, significantly increasing proposed impact fees.

Council discussed methodology, fee categories, comparisons with other cities, and potential economic implications and legislative perception of fee increases, particularly for commercial and restaurant developments.

Council Members supported more frequent updates (every 3-5 years) and requested staff return with additional analysis, including comparisons for commercial categories, input from Economic Development Director Dobbins, and clarification on consolidated land use classifications before proceeding.

- c. Discussion of House Bill 48 Wildland Urban Interface (WUI) Modifications and its Impact on the City of West Jordan

Deputy Fire Chief Chris Trevino and Fire Chief Derek Maxfield briefed the Council on new state requirements related to wildfire cost sharing and the Wildland Urban Interface (WUI) Code, which all cities must adopt by 2026. They explained that the state’s proposed WUI map identifies areas of potential wildfire concern, but local governments can refine these boundaries.

Council Members expressed concerns about the accuracy of the state map, potential insurance impacts, and increased construction costs for developments within designated WUI areas. The Council supported adopting the required WUI Code but recommended setting the WUI boundary as far west as possible, primarily along the undeveloped western edge of the city to minimize impact on current and future developments.

The Fire Department will refine the proposed map and code language based on this direction and bring the item back for further review and consideration.

d. Discussion on Separate Utility Meters for Accessory Dwelling Units – Time permitting Council Member Lamb proposed allowing separate utility meters for Accessory Dwelling Units (ADUs), which is currently not permitted but could benefit homeowners without impacting the City.

Council Members discussed potential implications, including zoning concerns, homeowner flexibility, and infrastructure limitations. Staff highlighted the need for regulations and engineering standards to ensure safety and water quality if multiple meters are allowed.

The Council expressed general support for further exploration of the idea and directed staff to bring back additional information and options such as potential code amendments, engineering considerations, and cost implications for future discussion.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN – 6:15 pm