

COMMITTEE OF THE WHOLE RECAP

DECEMBER 2, 2025

1. CALL TO ORDER – 7:00 pm

2. DISCUSSION TOPICS

a. Discussion on Separate Utility Meters for Accessory Dwelling Units

Public Utilities Director Greg Davenport proposed amending city code to allow separate utility meters for external ADUs, and where existing service was insufficient, require separate meters.

Council discussed the proposed amendment and requested the code be revised in clear, resident-friendly language, emphasizing separate meters would require separate impact fees and noted that an impact fee study may be needed. Additionally, Council requested that billings be issued in the property owner's name with the ability to provide a copy to the tenant. They agreed that Council Member Green could provide suggested revisions and staff should bring the revised amendments to a Committee of the Whole for further consideration.

b. Discussion Regarding Proposed Future Land Use Map Amendment and Rezone to Allow Residential Use on UDOT Surplus Property

City Planner Larry Gardner presented the proposal from UDOT to zone 3 acres of property to Neighborhood Commercial and amend the FLUM to high density residential. Director of Right of Way Ross Crowe and Senior Advisor for Housing Strategy Steve Waldrip responded to questions from the Council.

Council supported applying an Interchange Overlay Zone (IOZ) to allow greater control over density, design standards, and development through a future development agreement. Council expressed strong interest in ensuring any project provides truly affordable, owner-occupied housing, potentially with priority access for essential workers. Staff noted that state infrastructure funding and housing incentives may be required to support redevelopment. Additionally, they supported a request to apply the IOZ zoning to both sides of Dixie Drive within the affected area.

c. Discussion on Proposed Amendments to West Jordan City Code Title 2 Chapter 6 and Title 3 Chapter 4 Related to Fee Waivers and City Support

Senior Assistant City Attorney Patrick Boice proposed amendments continued from September discussions. The update focused on clarifying definitions, waiver authority, reporting of uncollected accounts, and adding formal requirements for fee waivers, including an application and accounting documentation.

Council discussed nonprofit eligibility, verification through state registration, and whether neighborhood or city supported groups should qualify through a simple application process reviewed by Council. Direction was provided to refine language for clarity, simplify reporting and agreement requirements, and consider adding a future

review clause to evaluate effectiveness. The item was scheduled to return to Council for formal action.

d. Discussion of a Proposed Environmental Resolution to Establish Long-Term Sustainability

Council Member Jacob and Bloom proposed the resolution as a way to provide long-term policy direction for staff, signal Council priorities, and support grant opportunities related to water conservation and sustainability.

Several Council Members supported continuing the conversation but emphasized that the language should be non-binding and avoid the word “will,” favoring terms such as “encourage” or “strive,” and avoid any mandate that could increase departmental budgets or resident costs. Council Members generally agreed to continue refining the proposed language, with suggested edits to be shared at a future Committee of the Whole for further review.

e. Discussion of a Proposed Environmental Resolution to Support Regional Collaboration on Air Quality

Council Member Jacob and Bloom proposed a resolution regarding concerns about leaded aircraft fuel and its potential impacts on air quality and public health. While Council acknowledged the importance of clean air, a majority expressed concern that a formal resolution could strain relationships with the Airport Authority, create unintended regulatory implications, and impact pilot training and airport operations. Council generally supported inviting Airport Authority representatives to present information and discuss air quality efforts, rather than a public resolution. No consensus was reached to move forward with a resolution at this time.

f. Discussion of a Potential Partnership Agreement with the Wasatch Improv Festival

Council Member Bedore and Shelton proposed hosting the Wasatch Improv Festival at the Canyon View Credit Union Community and Arts Center. Council Member Bedore disclosed a conflict of interest as a founding member of the festival organization and stated he would recuse himself from voting. The group would like to request a facility fee waiver in exchange for co-sponsorship, marketing West Jordan as the festival host city, and providing free improv classes for West Jordan residents. City Administrator Korban Lee and staff proposed formalizing the arrangement through a one-year contract with extension options.

Council expressed general support for the event as a community and economic development opportunity, with no opposition voiced. Staff was directed to bring the matter back to Council for formal action on December 16, 2025.

3. ADMINISTRATIVE ITEMS

None

4. ADJOURN – 7:00 pm